

# City Plan – Vision 2045

Public Review Draft Presentation  
Planning and Zoning Commission Workshop

March 11, 2024



CITY OF  
**AMARILLO**<sup>®</sup>  
OPEN SPACES • ENDLESS OPPORTUNITIES



# City Plan Project Team

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CLARION



walter  
p moore



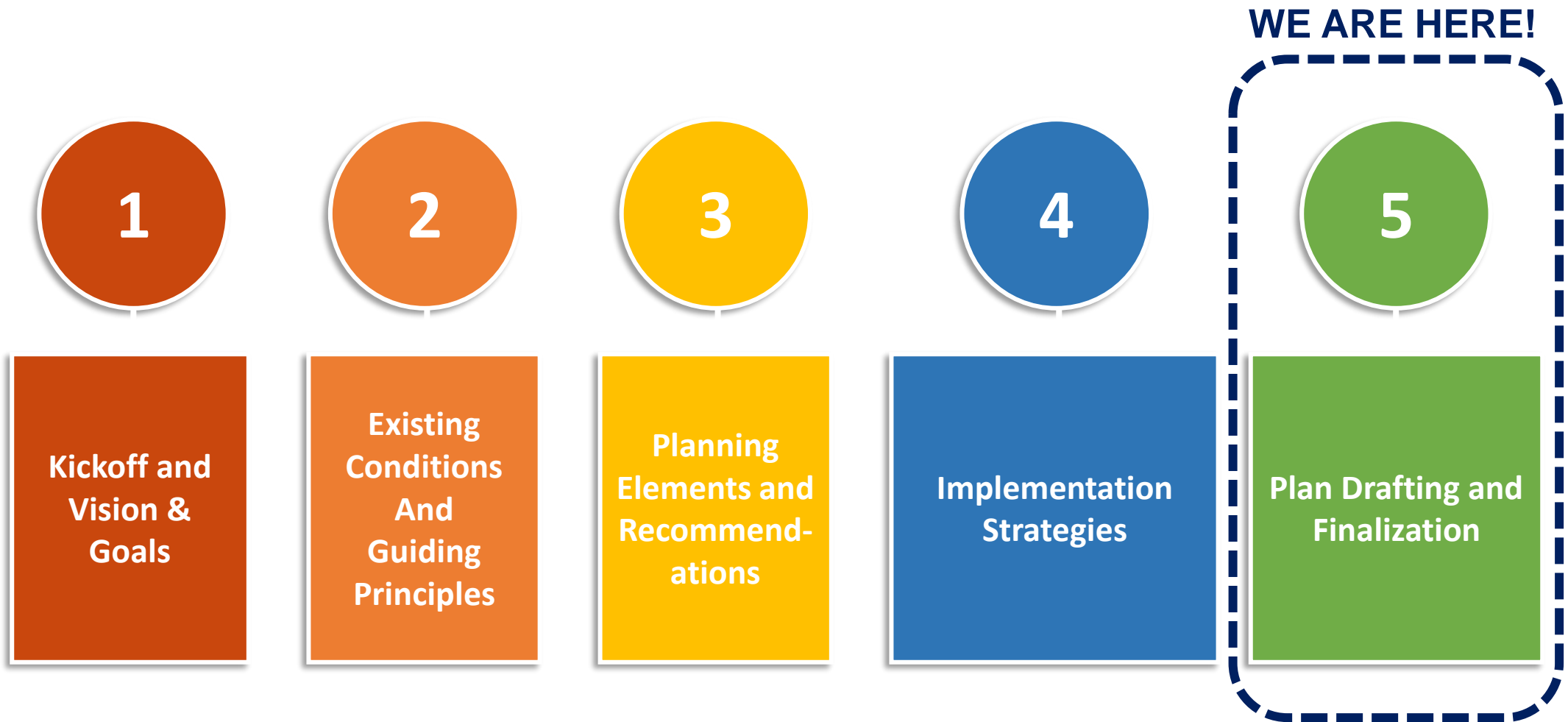
# Meeting Objectives

# Meeting Overview

1. Process Update
2. Community Engagement
3. Complete Neighborhoods Scenario
  - Development Patterns
  - Target Growth Areas
  - Place Types
  - Design Strategy Diagrams
4. Neighborhood Stabilization Strategy
5. Parkland Dedication & Alternative Approach
6. Plan Review & Update Process
  - Map Updates
  - Future Zoning Code Revisions
7. Implementation Priorities

# Process Update

# Phases of City Plan



# Community Engagement



# Engagement Impact Summary



**103,380**

Postcards  
Sent



**500+**

Poster and  
Print Materials



**10+**

Email Blasts  
and Newsletters



**176,262**

Social Media  
Impressions



**8**

Steering Committee  
Meetings



**6,841**

Webpage  
Unique Views



**7,456**

Student Platform  
Views



**5**

Media  
Coverage Outlets



**3,497**

Survey  
Responses



**12**

Community  
Outreach Events



**6**

Community  
Workshops



**1**

Virtual Community  
Workshop



**8**

Developers  
Meetings



**3+**

City Council  
Presentations



**54+**

Neighborhoods  
Represented

# Community Engagement

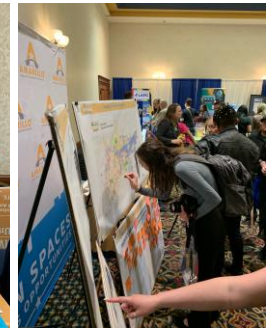
## ENGAGEMENT PROCESS

City Plan's engagement strategy included a series of:

- Meetings
- Public events
- Small-group activities
- Stakeholder meetings
- Online and mobile engagement
- Social media and email communications

A broad range of coordinated approaches and techniques were used to engage people during each phase.

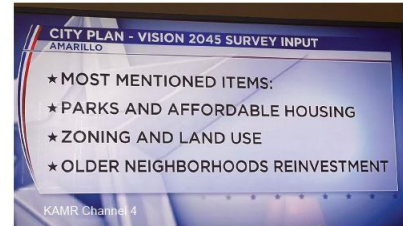
Each phase included priority messaging and objectives for that portion of the planning process.



# Community Engagement:

## ENGAGEMENT OBJECTIVES

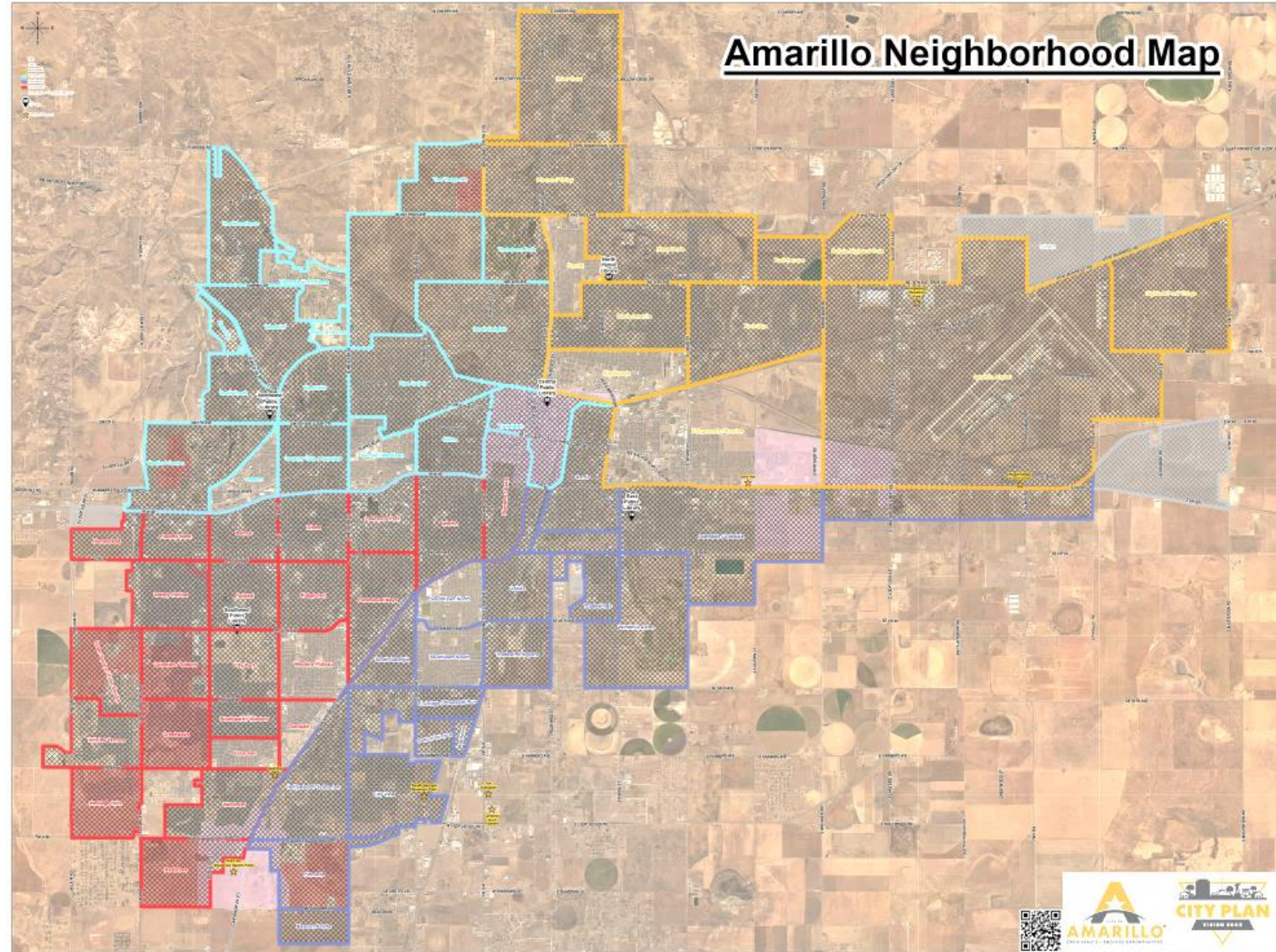
- To educate the community on City Plan
- To foster excitement for City Plan
- To establish a community-based vision for the future of Amarillo
- To energize and inform the community about next steps
- To engage the community and solicit input on plan elements, growth scenarios, and overall City Plan recommendations
- To gain participation
- To listen
- To garner feedback
- To create advocates



STUDENTS



# Community Connectors



# What We Heard

## KEY THEMES FOR THE VISION OF AMARILLO:

- Maintain existing infrastructure
- Provide safe community spaces
- Increase quality of life
- Diversify & support affordable housing
- Amenitize park spaces
- Support economic development opportunities
- Revitalize older neighborhoods



## KEY AUDIENCES



# COMMUNITY VISION

In 2045, Amarillo is a diverse, vibrant, and family-friendly community surrounded by wide-open spaces. The city has reinvested in its infrastructure, neighborhoods, and districts while carefully guiding growth on its edges. This approach has created amenities and opportunities for all Amarilloans. Amarillo serves as a regional economic hub and national destination that celebrates its small-town charm, rich historical and cultural roots, and strategic location. The city offers a unique mix of shopping, employment, housing, entertainment, parks, and open space.

## GUIDING PRINCIPLES

- *Create a variety of walkable destinations throughout the city while ensuring convenient local and cross-town connectivity for cars, bikes and transit.*
- *Provide a range of housing opportunities with nearby employment and services to support all income levels and age groups.*
- *Celebrate cultural and historic assets along key corridors and in specific neighborhoods and districts.*
- *Encourage a diversity of low- to medium-scale places throughout the city.*
- *Increase overall quality of life for all residents by promoting safe, clean, and protected neighborhoods with well-amenitized park spaces, goods, and services nearby.*
- *Prioritize reinvestment in existing infrastructure, neighborhoods, districts, and recreational amenities.*

# Complete Neighborhoods Scenario



# Summary Stats

**TARGETS**  
50,500 new residents  
27,000 new jobs  
22,000 new housing units



## Complete Neighborhood Scenario

Population 325,202



Dwelling Units 168,342



Large Lot Detached SF 56,930

Small Lot Detached SF 19,857

Attached SF 13,945

Multifamily 77,610



Employment 113,620

## Base Scenario

Population 217,593

Dwelling Units 89,174

Large Lot Detached SF 58,858

Small Lot Detached SF 11,409

Attached SF 3,665

Multifamily 15,242

Employment 89,424



# Policy Direction

## **MAINTAIN STRATEGIC EMPLOYMENT AREAS**

- Maintain large areas of employment land
- Identify certain areas for Innovation

## **IMPROVE COMPATIBILITY AND TRANSITIONS**

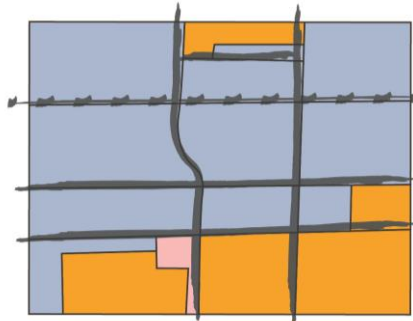
- Make areas that are primarily housing a residentially focused zoning district
- Integrate amenities and map to buffer industrial from residential

## **ENCOURAGE NEIGHBORHOOD & COMMUNITY MIXED USE**

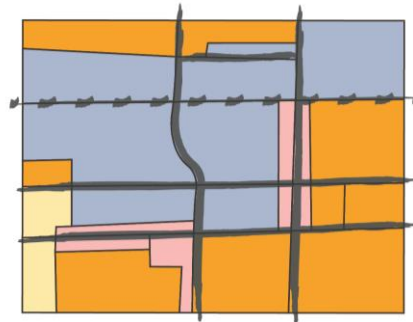
- Transition commercial areas to mixed use
- Encourage missing middle and multifamily housing along corridors
- Promote neighborhood main streets in older neighborhoods

# Development Pattern for Older Neighborhoods

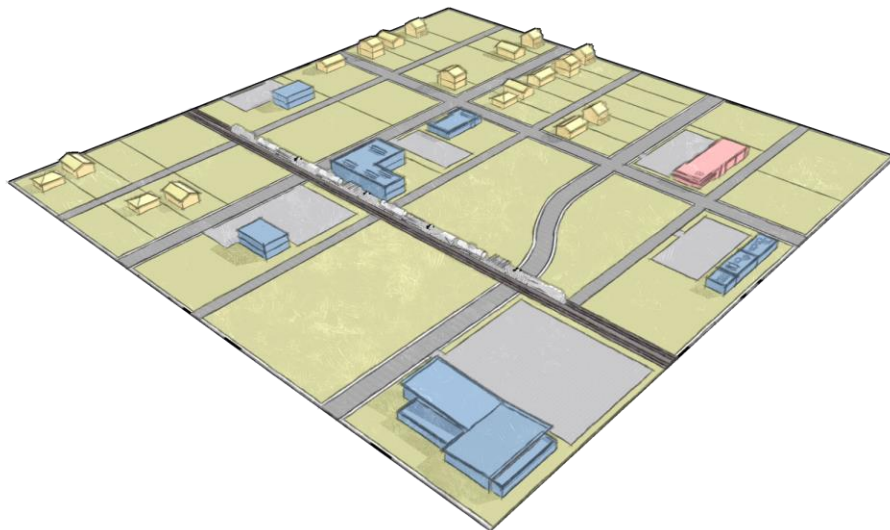
Existing Pattern



Aspirational Pattern



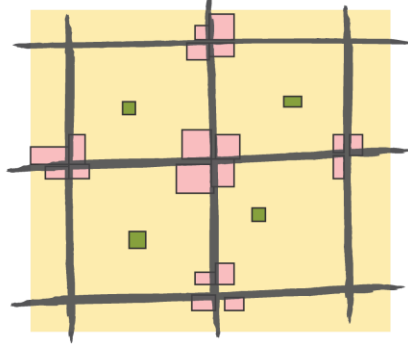
- Protect residential
- Preserve light industrial
- Use Neighborhood Mixed Use and Commercial as transitions/buffers



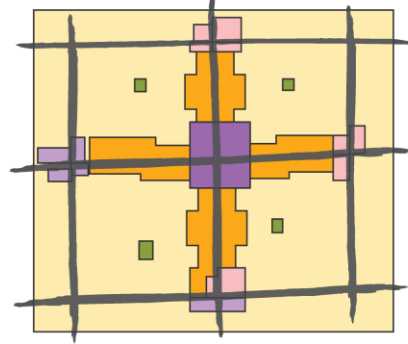


# Development Pattern for Existing Newer Neighborhoods

Existing Pattern



Aspirational Pattern



- Protect residential
- Preserve light industrial
- Use Neighborhood Mixed Use and Commercial as transitions/buffers

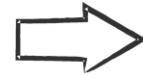




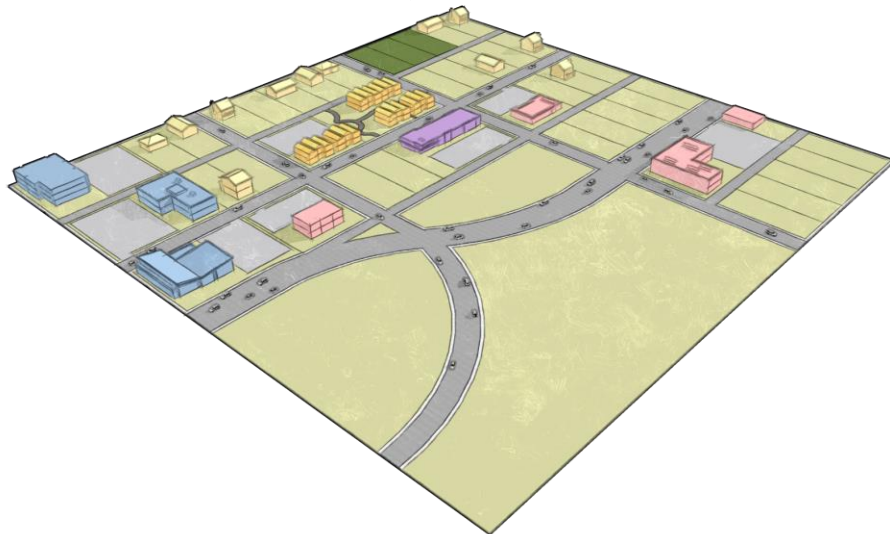
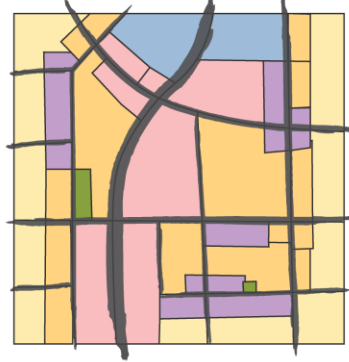
# Development Pattern for New Neighborhoods

- Proactively plan for edges
- Strategically locate commercial and neighborhood mixed use closest to highways
- Transition from neighborhood medium to neighborhood low

Existing Pattern



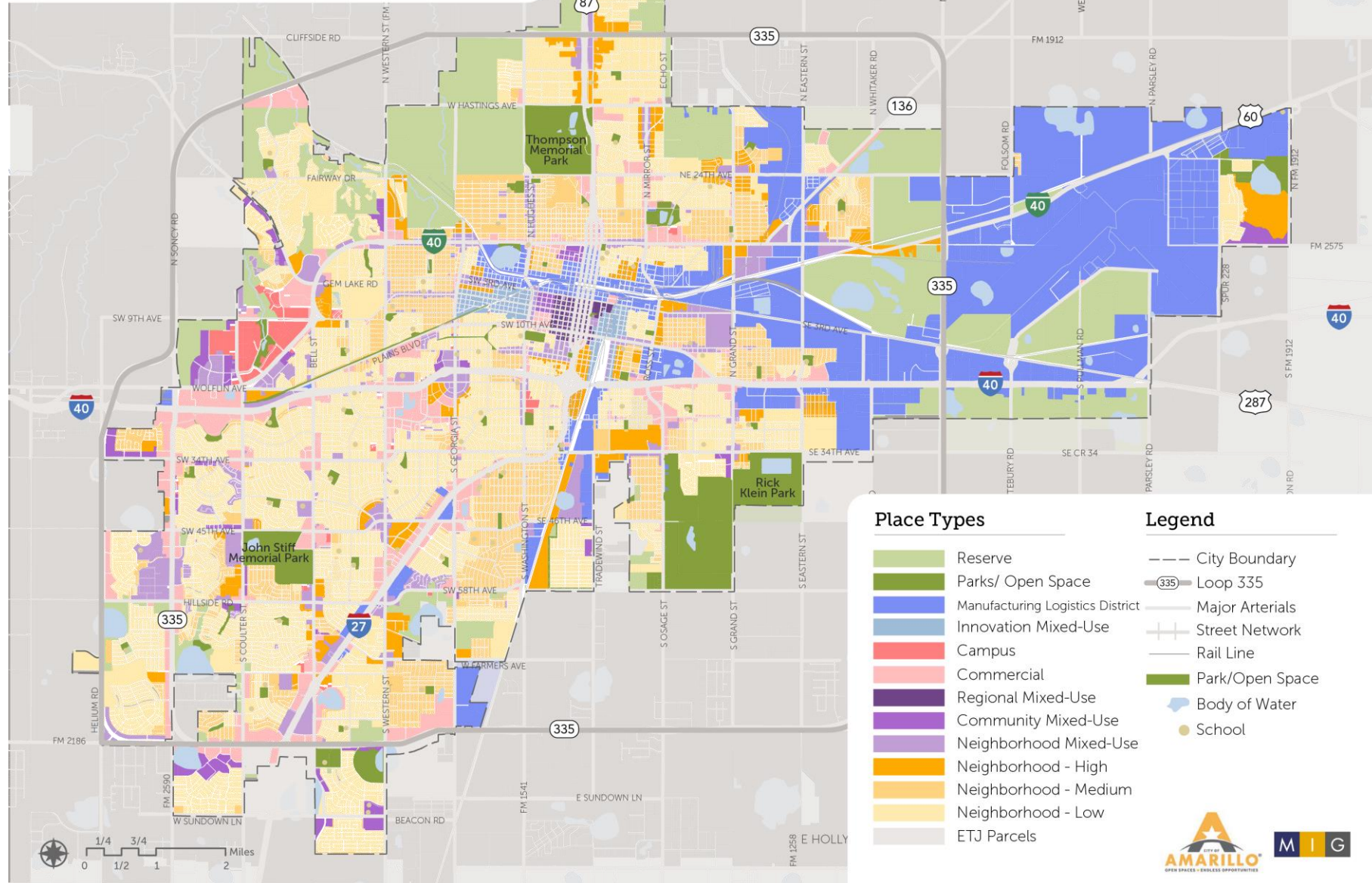
Aspirational Pattern



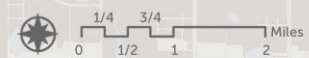




# Complete Neighborhoods Scenario



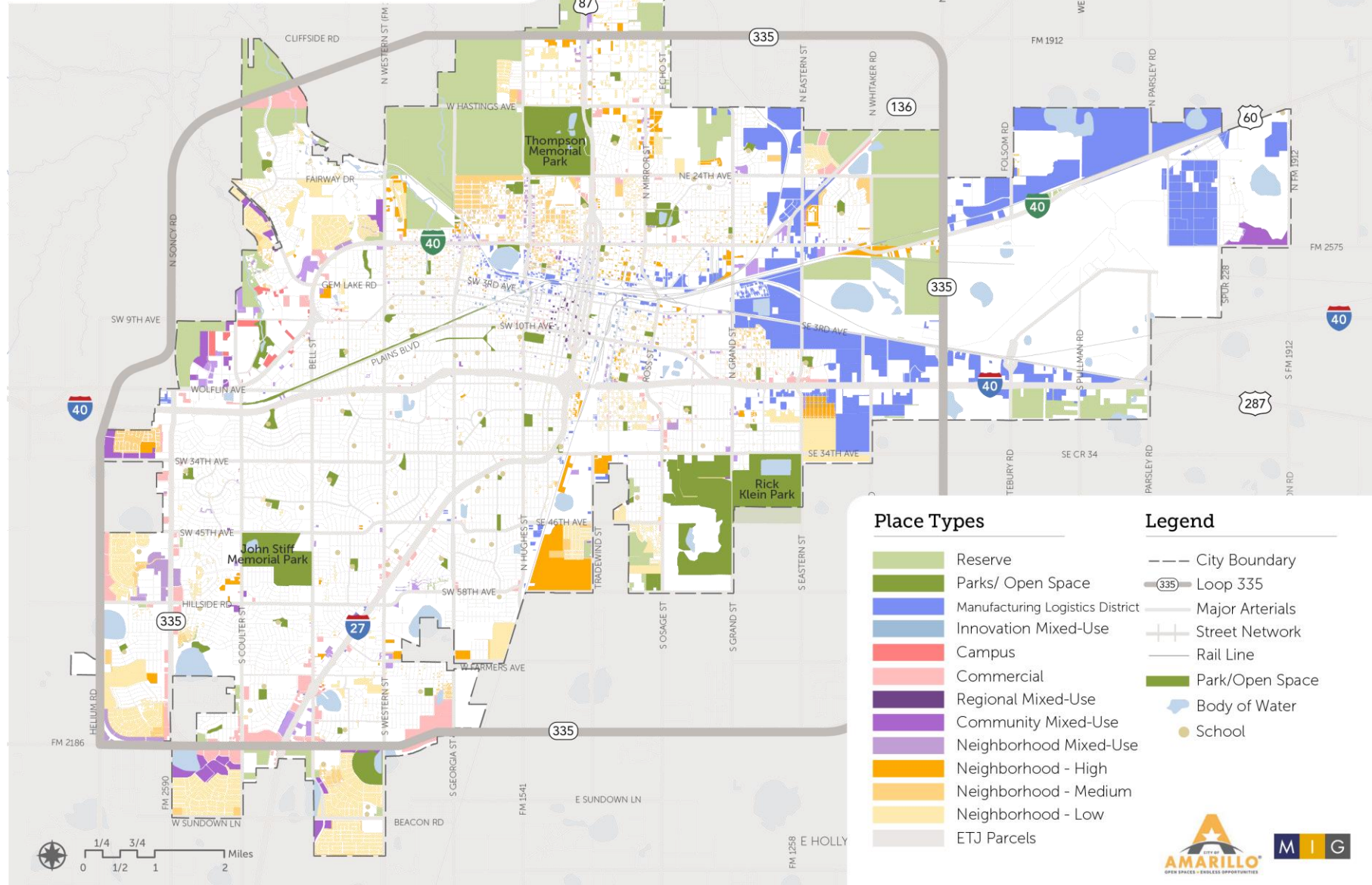
Place Types	Legend
Reserve	City Boundary
Parks/ Open Space	Loop 335
Manufacturing Logistics District	Major Arterials
Innovation Mixed-Use	Street Network
Campus	Rail Line
Commercial	Park/Open Space
Regional Mixed-Use	Body of Water
Community Mixed-Use	School
Neighborhood Mixed-Use	
Neighborhood - High	
Neighborhood - Medium	
Neighborhood - Low	
ETJ Parcels	







# Complete Neighborhoods Scenario: Undeveloped Land





# Complete Neighborhoods Scenario:

## Place Types Areas of Change

**7%** of parcels in Amarillo are designated with new Place Types

**47%** are Neighborhood High

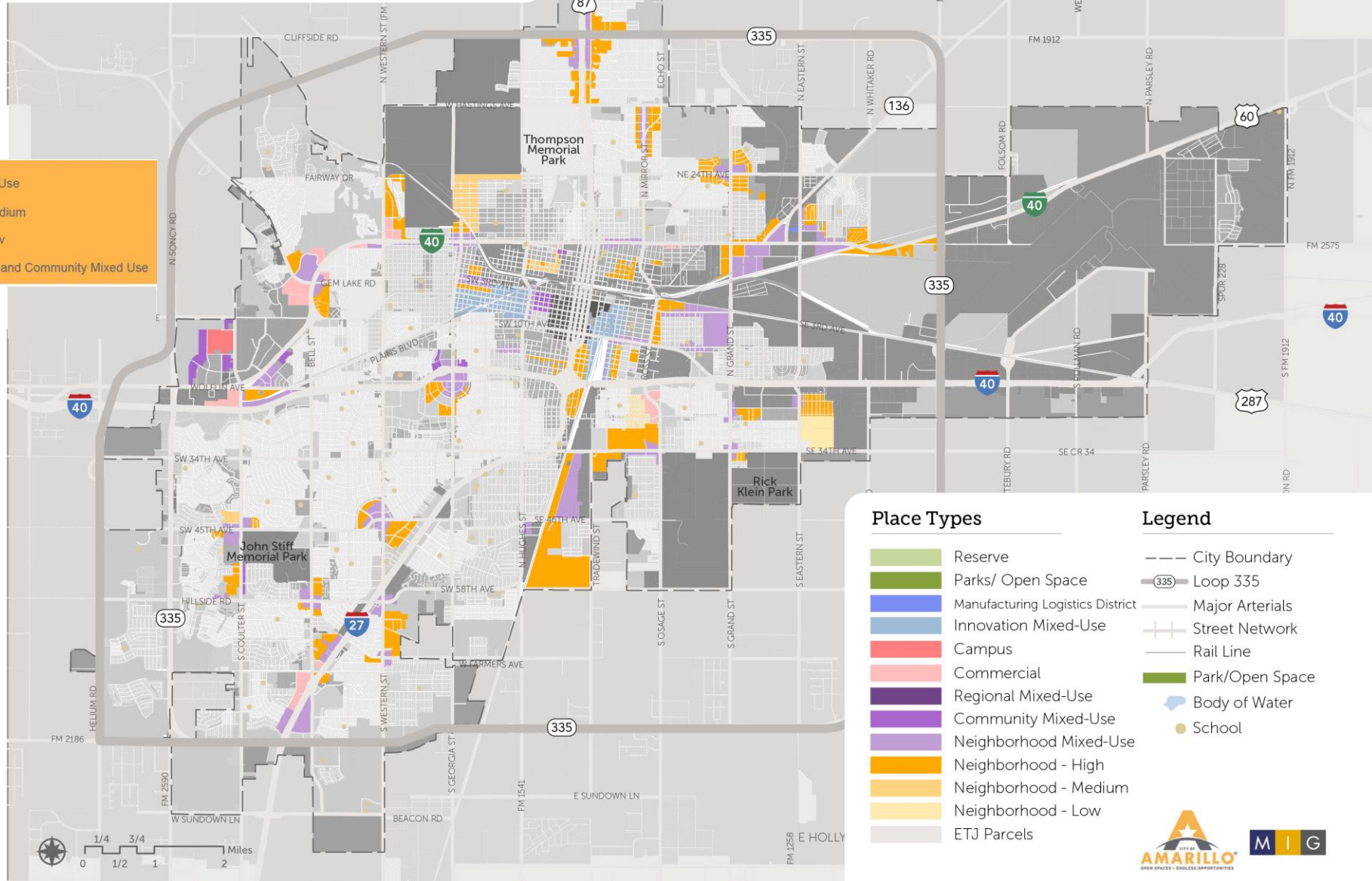
**27%** are Neighborhood Mixed Use

**11%** are Innovation Mixed Use

**5%** are Neighborhood Medium

**4%** are Neighborhood Low

**3%** each are Commercial and Community Mixed Use



Place Types		Legend	
	Reserve		City Boundary
	Parks/ Open Space		Loop 335
	Manufacturing Logistics District		Major Arterials
	Innovation Mixed-Use		Street Network
	Campus		Rail Line
	Commercial		Park/Open Space
	Regional Mixed-Use		Body of Water
	Community Mixed-Use		School
	Neighborhood Mixed-Use		
	Neighborhood - High		
	Neighborhood - Medium		
	Neighborhood - Low		
	ETJ Parcels		



# Complete Neighborhoods Scenario: Target Growth Areas

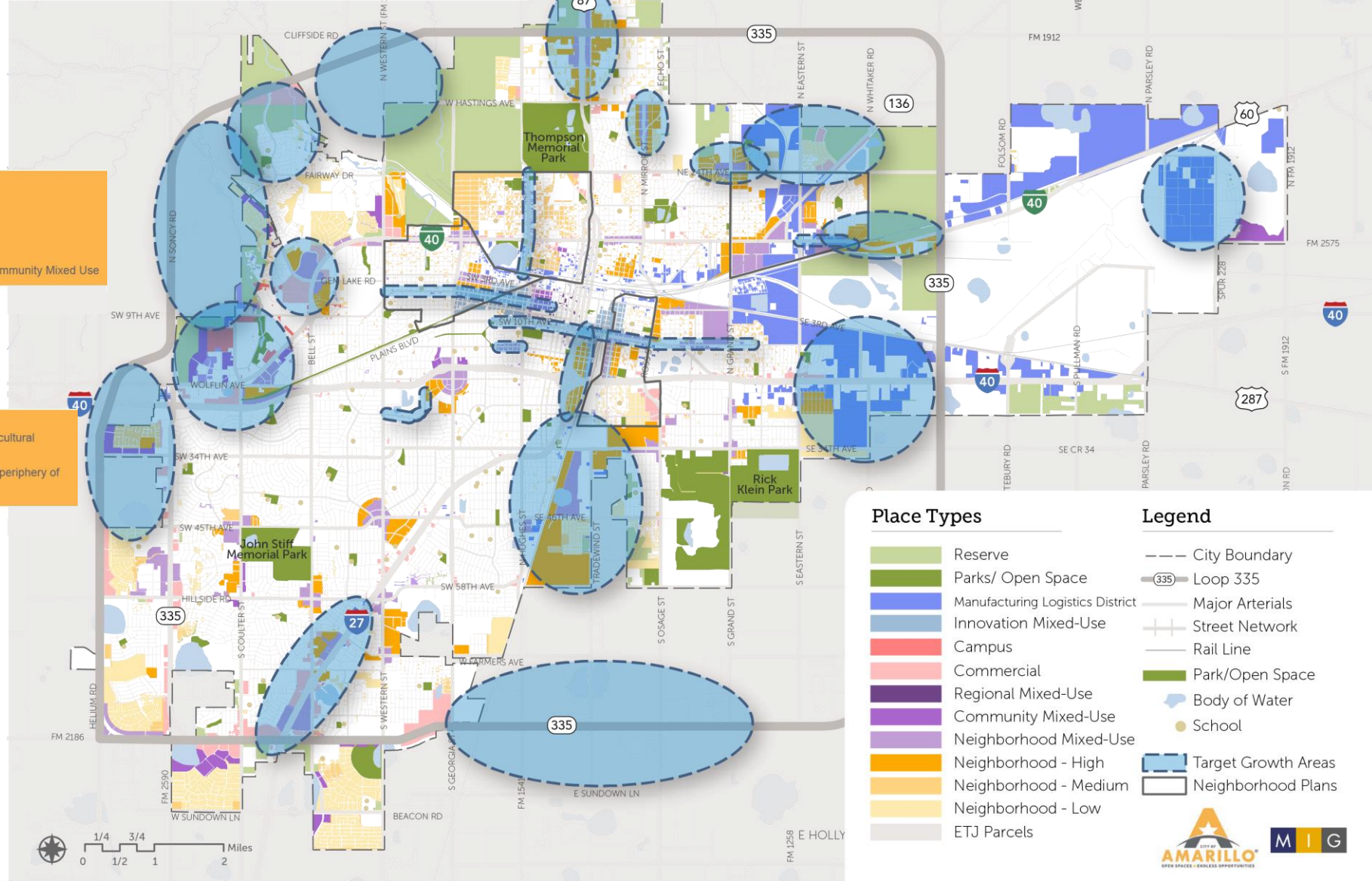
## CORRIDORS

## AREAS OF CHANGE

**7%** of parcels in Amarillo are designated with new Place Types  
**47%** are Neighborhood High  
**27%** are Neighborhood Mixed Use  
**11%** are Innovation Mixed Use  
**5%** are Neighborhood Medium  
**4%** are Neighborhood Low  
**3%** each are Commercial and Community Mixed Use

## VACANT/ UNDEVELOPED LAND

**6%** of parcels in Amarillo are vacant  
**2%** of vacant parcels are within adopted Neighborhood Plan areas  
**5%** of parcels in Amarillo are agricultural  
**ALL** agricultural parcels lie on the periphery of the city



Place Types		Legend	
	Reserve		City Boundary
	Parks/ Open Space		Loop 335
	Manufacturing Logistics District		Major Arterials
	Innovation Mixed-Use		Street Network
	Campus		Rail Line
	Commercial		Park/Open Space
	Regional Mixed-Use		Body of Water
	Community Mixed-Use		School
	Neighborhood Mixed-Use		Target Growth Areas
	Neighborhood - High		Neighborhood Plans
	Neighborhood - Medium		
	Neighborhood - Low		
	ETJ Parcels		



# Overview of Place Types Concepts

# Neighborhood Place Types



## NEIGHBORHOOD - LOW

**PURPOSE:** To recognize neighborhoods which are primarily single family detached housing, guide development of new “traditional neighborhoods”, and promote a thoughtful introduction of other affordable to market-rate housing types in these areas in ways that maintain their character. These neighborhoods require existing adequate public facilities and services and shall be consistent with the Neighborhood Planning Unit concept.



## NEIGHBORHOOD - MEDIUM

**PURPOSE:** To recognize existing neighborhoods which are mixed housing types that include affordable to market-rate models. New development shall be consistent with and potentially advance the Neighborhood Planning Unit concept, which will guide the development of new medium density neighborhoods that are better connected to amenities, goods and services.



## NEIGHBORHOOD - HIGH

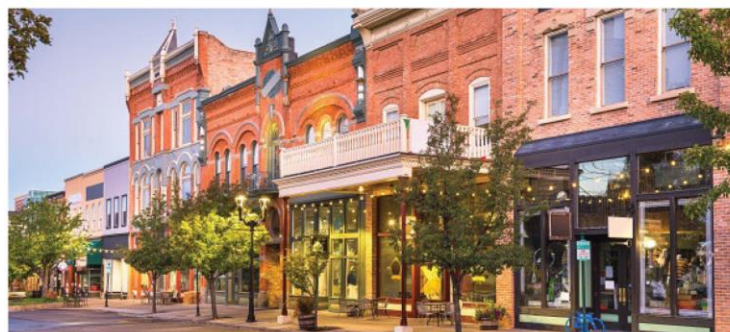
**PURPOSE:** To guide the development of moderate to higher intensity housing types, with multi-family development being the primary use. Development should include affordable and market-rate housing options. These neighborhoods may be a transition between lower intensity Neighborhood Districts and Non-Residential Centers. They help support live-work-play environments, as well as higher cost transportation facilities to connect residents to jobs and services.

# Mixed-Use Place Types



## NEIGHBORHOOD MIXED-USE

**PURPOSE:** These areas are characterized by a mix of residential uses and lower density retail, office, and/or service uses. They provide appropriate transitions between mixed use, non-residential place types and neighborhood place types. Transitions should be achieved in the form of both use and built form with low height and moderate bulk.



## COMMUNITY MIXED-USE

**PURPOSE:** These areas are characterized by a mix of moderate density residential, retail, office, civic, institutional, and /or service uses located at higher visibility locations and serving multiple neighborhoods. Community Centers provide resident and employees convenient, safe, and equitable access to services. They should be distributed throughout the city such as along corridors or major intersections.



## REGIONAL MIXED-USE

**PURPOSE:** These areas are characterized by a higher density mix of commercial and residential uses in a well-connected and walkable place. There are minimal setback requirements to create or support an urban development pattern in this center.

# District Place Types



## COMMERCIAL

**PURPOSE:** To facilitate lower density, more auto-oriented to higher intensity commercial, retail, and employment opportunities that are better connected to each other and the surrounding development types.



## CAMPUS

**PURPOSE:** To facilitate lower to higher intensity employment opportunities that are in a campus environment and well connected internally and complementary to surrounding development types.



## INNOVATION

**PURPOSE:** To facilitate small-scale, clean fabrication and manufacturing uses to innovation with supporting higher scale office, commercial, and residential uses. Supports industrial arts, art-oriented fabrication, creative businesses and work spaces, fabrication, processing and assembly, technological learning centers, vocational training, and research/development institutions. These are small to higher-scale mixed-use centers that are vertically or horizontally distributed.



## MANUFACTURING & LOGISTICS

**PURPOSE:** To support manufacturing uses, business park, limited retail/service uses, and processing and fabrication.

# Park and Reserve Place Types



## PARKS & OPEN SPACE

**PURPOSE:** To provide active and passive recreation, as well as preserve natural areas in existing and new parks and open space.



## RESERVE

**PURPOSE:** Identify areas to conserve and reserve for future development as a means of focusing more intensive development in other areas of the community. Land reserved for agricultural or ranching purposes.



# Design Strategy Diagrams

# Infill Development

## KEY TAKEAWAYS:

- Infill development provides the opportunity to utilize vacant or underdeveloped parcels.
- Rather than promoting outward development, infill development promotes fiscally responsible reinvestment and allows the introduction of uses that can enhance and strengthen communities.
- The infill development graphic illustrates a site that is maximized with a variety of housing types including a duplex, quadplex, and attached condominiums.

CURRENT



FUTURE



# Innovation Retrofit

## KEY TAKEAWAYS:

- The direct benefits of retrofitting buildings can include added functionality, efficiency, and sustainability.
- Retrofit projects can revitalize their communities by providing services and transforming the built environment.
- Building on the momentum of the Amarillo Art Institute and AmTech Career Academy, the site is reimagined into an innovative campus.

CURRENT



FUTURE



# Transitional Buffers

## KEY TAKEAWAYS:

- Within Amarillo, there are several instances where single-family neighborhoods abut industrial uses, which can often present undesirable conditions in the built environment.
- There's an opportunity to establish transition buffers, where higher density housing and mixed-use developments are placed between industrial and neighborhood residential areas.
- The introduction of these uses help create areas of activity that can be easily accessed by adjacent neighborhoods.

CURRENT



## FUTURE



# Commercial Corridor & Arterial Infill: Commercial

## KEY TAKEAWAYS:

- Retail spaces are located closer to the major arterial with activated storefronts facing both the road and parking area.
- Parking is tucked away behind the buildings creating an enhanced urban environment for both vehicles and pedestrians.
- An open space or stormwater retention area helps create a buffer between commercial use and the existing residential neighborhood.

CURRENT



## FUTURE



# Commercial Corridor & Arterial Infill: Residential

## KEY TAKEAWAYS:

- This option illustrates how higher density housing could be incorporated along major arterials.
- High density multifamily development is located closest to the major road, granting it higher visibility and access.
- Medium density townhomes, located between the existing residential neighborhood and the higher density housing, serve as a transitional buffer and provide additional housing options.

CURRENT



FUTURE



# Implementation



# Neighborhood Stabilization



# Neighborhood Stabilization Strategy

*City Plan proposes a Neighborhood Stabilization Strategy that will identify areas where land use changes and infrastructure investment are critical to **improving compatibility** and altering current patterns of disinvestment and decline in neighborhood character. It will be the **choice of residents and property owners to initiate** land use and/or zoning changes.*

## Outcomes if Implemented:

- Reduction of incompatible adjacent uses
- Strengthening sense of place for neighborhoods and employment areas
- Predictability for existing property owners and future private reinvestment

# Neighborhood Stabilization Strategy

## Areas Targeted for Stabilization Include:

- Existing single-family neighborhoods that are zoned Heavy Commercial, Light Industrial-1, and Heavy Industrial-2; and,
- Commercial areas of historic importance that can be revitalized as mixed-use districts serving nearby neighborhoods



**7.5%** of all single-family parcels are zoned for commercial use

**3.5%** of all single-family parcels are zoned for heavy commercial or industrial use

**51%** of these these parcels are located within existing Neighborhood Plan boundaries, indicating that the Neighborhood Planning initiative could be a useful tool for stabilizing these areas (see Chapter 8 for more details).

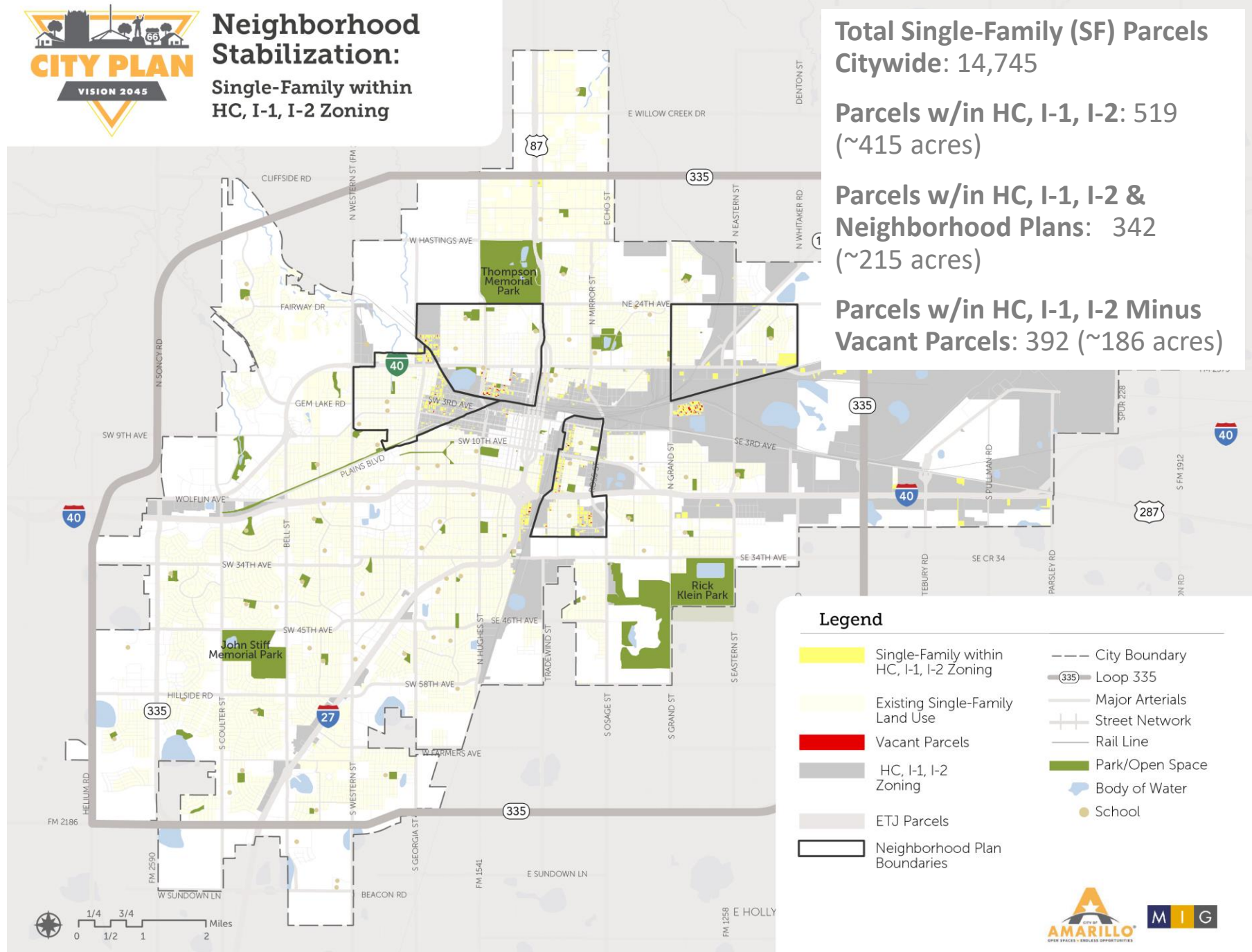


## Neighborhood Stabilization: Single-Family within HC, I-1, I-2 Zoning

- 519 (or 3.5%) of parcels with an existing land use of single-family residence in Amarillo are in Heavy Commercial, Light Industrial and Heavy Industrial zoning districts.
- Of the 519 single family parcels citywide, 66% of these are in the adopted neighborhood plan boundaries.

### What does this mean?

It confirms the need for zoning and land use strategies to address incompatibilities to stabilize and protect existing neighborhoods.



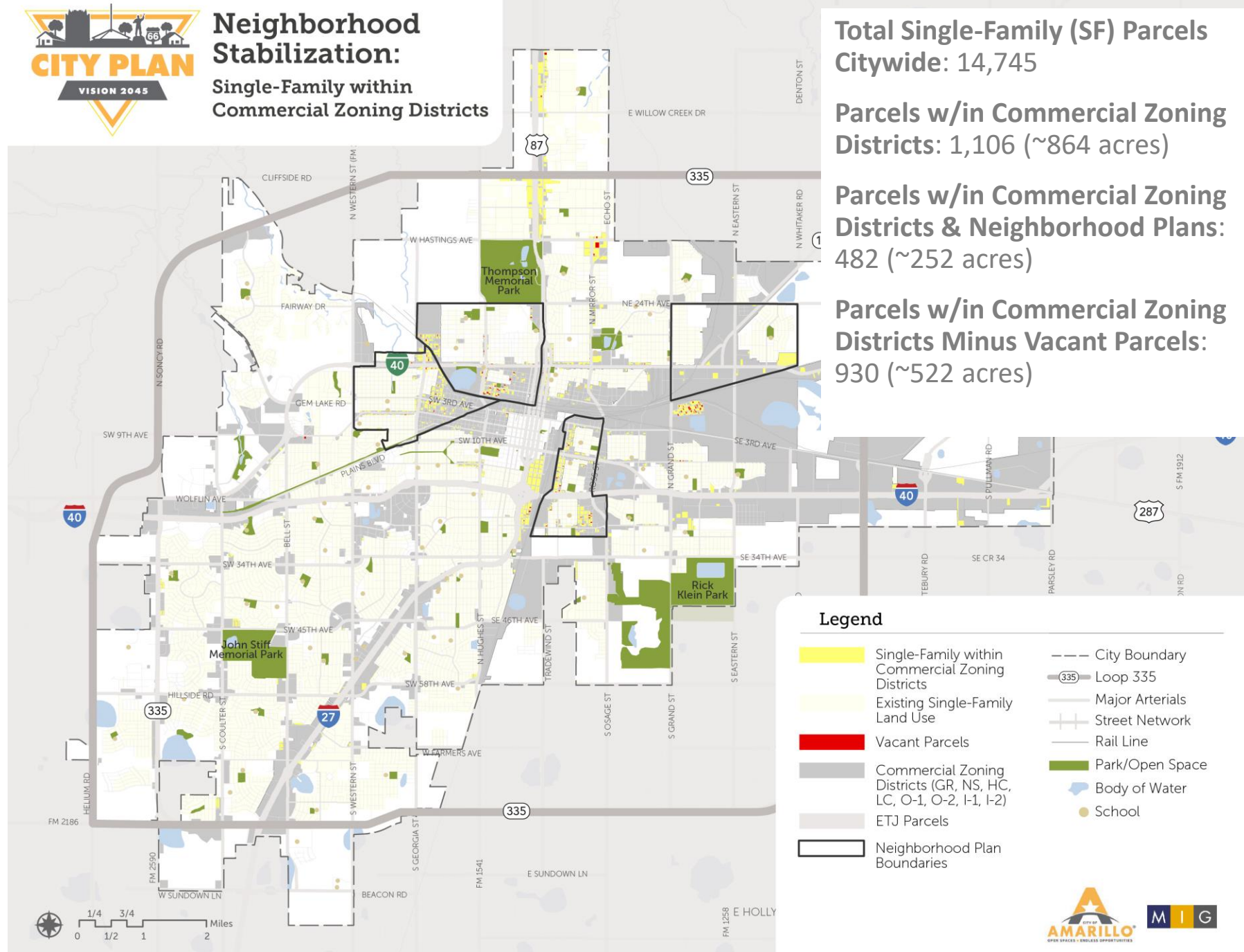


# Neighborhood Stabilization: Single-Family within Commercial Zoning Districts

- 1,106 (or 7.5%) of parcels with an existing land use of single-family residence are in commercial zoning districts.
- Of the 1,106 parcels citywide, 44% of these are in adopted neighborhood plan boundaries.

## What does this mean?

It confirms that the problem is not widespread and can be resolved incrementally through the Neighborhood Stabilization Strategy.



# Neighborhood Stabilization Strategy

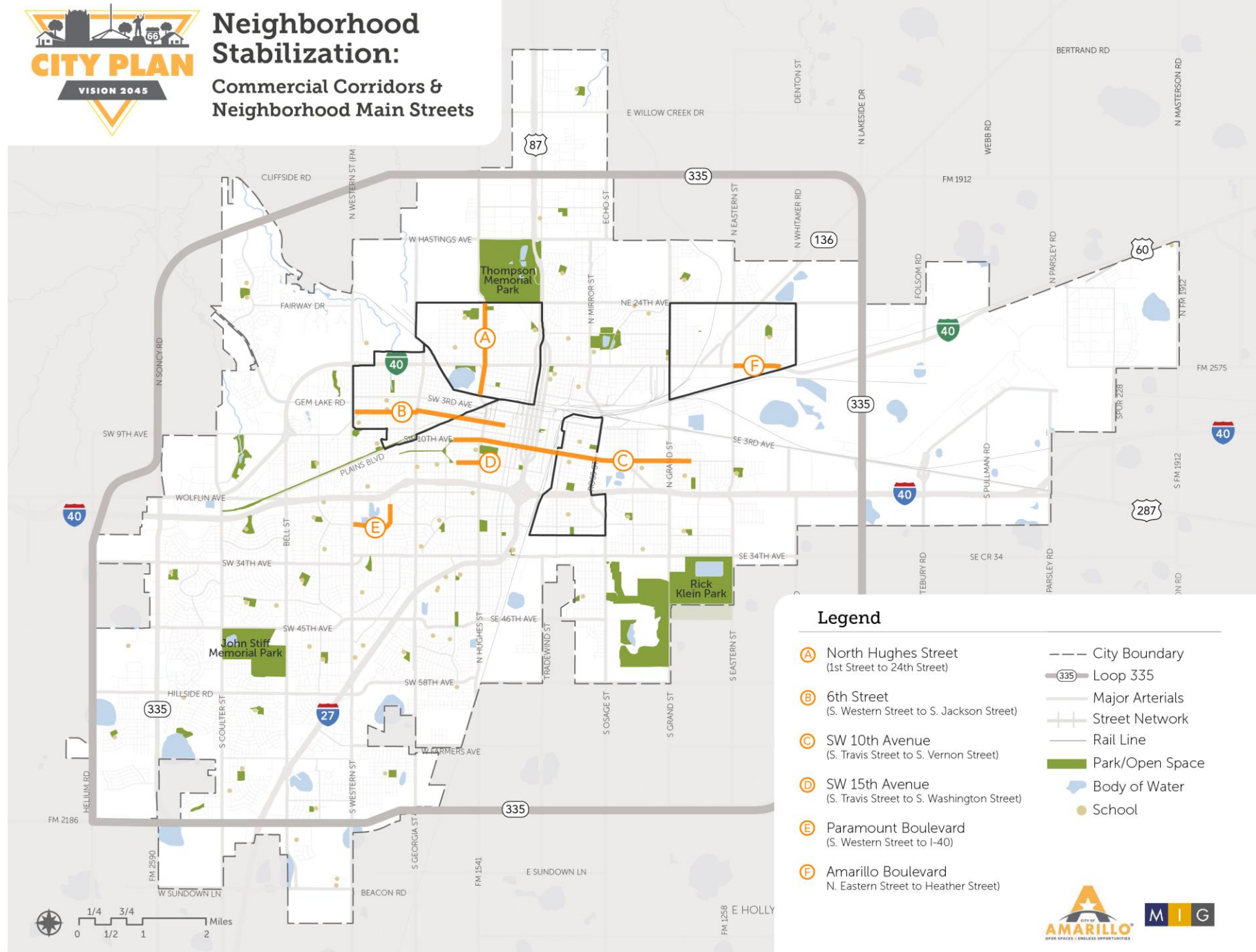
## Short-Term Strategies:

- Leverage infrastructure planning, design and investments to encourage property owners to voluntarily change land use, zoning or a combination of the two to improve compatibility in an area targeted for stabilization. Infrastructure efforts will include:
  - An assessment of water, wastewater, streets and sidewalks to determine needed capital improvements in residential areas; and,
  - Design and construction of multi-modal commercial corridors to re-establish neighborhood main streets.
  - The city will prioritize grant writing and capital improvement investment in areas where current zoning is consistent with the Preferred Growth Scenario.



# Neighborhood Stabilization: Commercial Corridors & Neighborhood Main Streets

- Historic commercial corridors serving nearby neighborhoods should be prioritized for land use and zoning changes.
- These corridors have experienced decline and disinvestment. Many exhibit the negative effects of auto-oriented development trends, producing busy, expansive streets that do not invite foot traffic.
- With strategic planning and reinvestment, these areas can be revitalized as walkable, mixed-use commercial corridors and main streets that serve nearby neighborhoods.



**Legend**

<b>A</b> North Hughes Street (1st Street to 24th Street)	--- City Boundary
<b>B</b> 6th Street (S. Western Street to S. Jackson Street)	ⓓ Loop 335
<b>C</b> SW 10th Avenue (S. Travis Street to S. Vernon Street)	— Major Arterials
<b>D</b> SW 15th Avenue (S. Travis Street to S. Washington Street)	⊕ Street Network
<b>E</b> Paramount Boulevard (S. Western Street to I-40)	— Rail Line
<b>F</b> Amarillo Boulevard (N. Eastern Street to Heather Street)	■ Park/Open Space
	☁ Body of Water
	● School

# Neighborhood Stabilization Strategy

## Short-Term Strategies:

- Leverage Neighborhood Planning to encourage property owners to voluntarily change land use, zoning or a combination of the two to improve compatibility in an area targeted for stabilization. Neighborhood planning efforts will include:
  - A detailed assessment of individual properties within areas targeted for stabilization to determine property ownership, current use, viability for alternative uses, etc., as well as outreach to identified property owners.
  - Demographic analysis of neighborhood areas to assess need.
  - Development of Neighborhood Plans will be prioritized for areas that have a high percentage of non-compatible properties in residential use.

# Neighborhood Stabilization Strategy

## Long-Term Strategies:

- Adjust the uses allowed in each zoning district to minimize incompatibilities, primarily removing residential from more intensive commercial districts
- Rezone remaining incompatible properties once a high percentage of properties within an area targeted for stabilization have changed land use and/or zoning to improve compatibility



# Infill Case Study

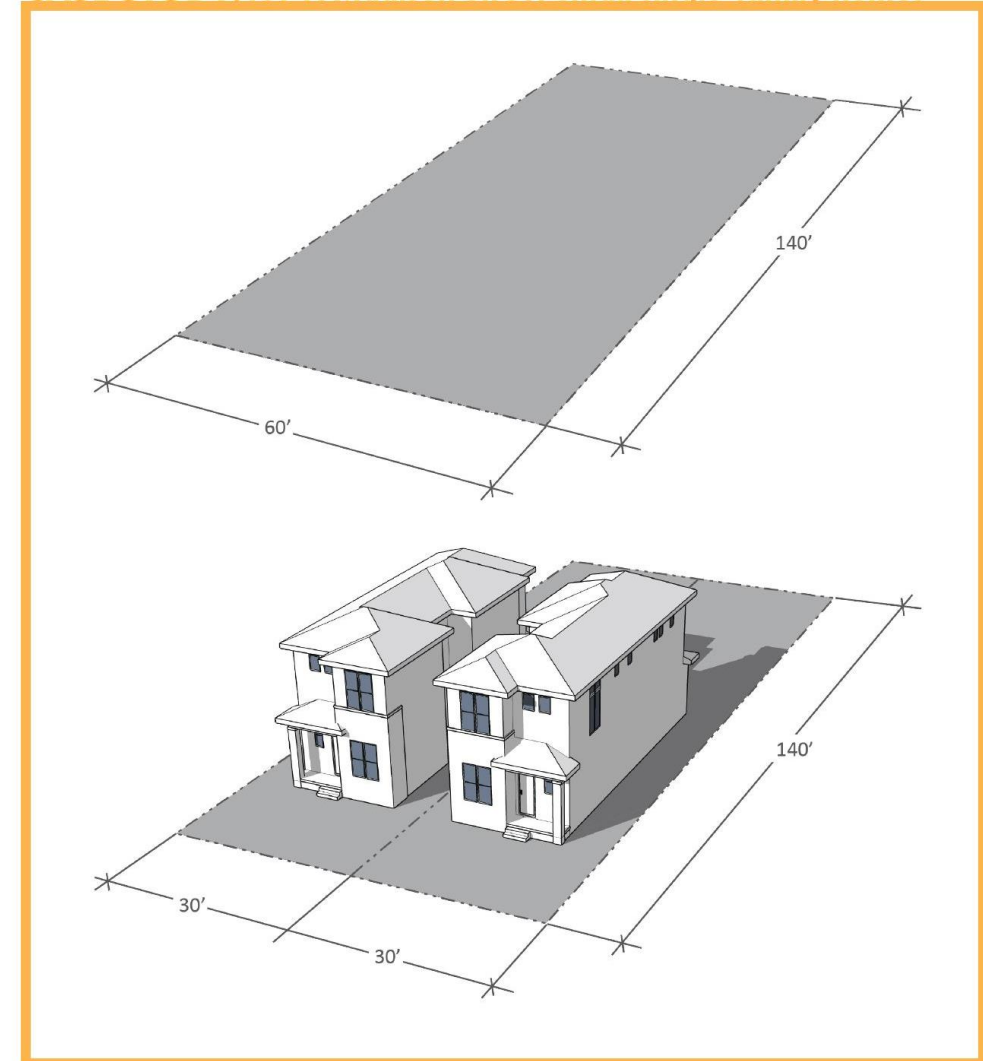
## CASE STUDY: 109 N MADISON STREET SMALL SINGLE-FAMILY HOMES

### KEY TAKEAWAYS:

- Rezoning of the property would be needed.
- The units wouldn't be affordable to many households currently living in the area.
- Without cost-saving assistance from the City and/or if infrastructure improvements were necessary, this project would likely be infeasible as Affordable housing.

Land Use	
Existing Zoning	Industrial (I-1)
Complete Neighborhoods Scenario Place Type	Neighborhood Medium (NM)
Unit Type & Size	
Lot Acreage	0.2
Lot Dimensions	60' x 140'
Number of Units	2
Home Size	1,200 SF
Construction Costs	
Land Acquisition	\$0 (owned by CoA, provided to builder through developer agreement). Land estimated at \$2.95 SF
Construction Cost	\$135 SF / \$162,000
Interest Carry	\$8,000
Profit/Contingency	\$15,000 per unit
Permitting	\$0 (rezoning (\$816) and building (\$738) fees waived through NEZ)
Infrastructure	None needed - 2" water line & 6" sewer line adequate
Financing	
Sale Price	\$185,000 / \$154 SF
Qualifying Income	\$60,000 YR
Down Payment	\$6,475
Closing Costs	\$6,000
Monthly Mortgage (30 yr at 6.625%)	\$1,163
Monthly Taxes & Insurance	\$661
Total Monthly Payment	\$1,874
Median Family Income (site location Census Tract)	\$44,820
Monthly Payment Affordable to Median Family Income Household	\$1,120

## CASE STUDY: 109 N Madison Street Small single-family homes



# Parkland Dedication & Alternative Approach

# Alternatives to Parkland Dedication Requirements

The City is responsible for an extensive parks system with costs far outpacing the budget of The Parks and Recreation Department. Below are a series of options that the City of Amarillo could consider to help augment current parkland dedication goals.

## Options are Intended to:

- Reduce the strain put on the City's limited financial and staffing capabilities.
- Mitigate future impacts of land becoming scarcer as the population of Amarillo grows.
- Broaden the type of areas that can count toward private common open space to provide greater flexibility for developers to meet land dedication requirements.
- Increase access to high-quality, recreational spaces in underserved areas of Amarillo.
- Tailor parkland dedication and improvements to the recreational needs of residents based locational context and specific neighborhood characteristics, as informed by the Complete Neighborhoods Scenario Map.

# Alternatives to Parkland Dedication Requirements

## Option 1: Public Park Improvement in lieu of Park Development Fees

- Require a developer to construct improvements to existing parks or recreation facilities in the immediate area of the proposed development in lieu of constructing a new park
- This option would only apply in locations where unimproved parkland is not available
- Require a developer to consult with the surrounding community prior to introducing improvements

## Option 2: Expanding the Definition of Parkland and Allowing Credit for Private Common Open Space Set-Asides

- Transfer of Ownership, Management, and Maintenance of Private Common Open Space Set Asides
  - Homeowner's Associations
  - Civic or Environmental Organizations
  - Establishment of easements

# Alternative Facilities for Parkland Dedication

Alternative Facilities for Parkland Dedication				
Facility Type	Description	Place Type *	Design & Maintenance Requirements	New Development/ Redevelopment**
<b>More Desirable Areas</b>				
<b>Parks &amp; Recreation Facilities</b>	Facilities and areas used for active recreation such as tennis courts, pools, playgrounds, basketball courts, sports complexes, clubhouses, public running tracks,, picnic areas, pocket parks, and Parks and Recreation facilities.	NL, <sup>1</sup> NM, NH, IN	Residents of the proposed development should have direct access to the facility through either a public walkway or road. Features, such as picnic areas, may be restricted for use only to residents of the development.	This option would be most suitable in areas of <b>new development</b> that may be in proximity to areas that support active recreation. If these facilities are introduced in areas of redevelopment, they may be helpful reinvestment strategies for the stabilization of transitional neighborhoods. <sup>2</sup>
<b>Trails &amp; Greenways</b>	Multi-modal trails (soft and hard surface) and greenways. Trails and greenways can enhance connectivity between neighborhoods, which can improve safety for pedestrians and bicyclists, shorten lengths of trips, and encourage non-motorized transportation. <sup>3</sup>	NL, MN, NH, CMU	To the extent possible, access to trails and greenways should be public.	This option would be most appropriate in areas of <b>new development</b> that may be in proximity to suitable areas for trail and greenway construction. According to the Parks and Rec. Master Plan, there is one existing off-street trail in Amarillo, which appears to be disconnected from adjacent residential areas. The lack of trails and greenways represents a prime opportunity to encourage developers to deliver this highly desired amenity. <sup>4</sup>

Alternative Facilities for Parkland Dedication				
Facility Type	Description	Place Type *	Design & Maintenance Requirements	New Development/ Redevelopment**
<b>Squares, Forecourts, and Plazas</b>	Courtyards, public squares, roof decks and outdoor dining areas within or in close proximity to the development that provide active or passive recreational opportunities.	NM, NH, NMU, CMU, IN	Standards can ensure facilities provide sufficient recreational opportunity. For example, Amarillo could mandate facilities must meet a certain size, e.g., facilities should be at least 200 square feet, but no more than one acre, in area.	This option would be most suitable in areas of <b>redevelopment</b> that may be within or in proximity to denser residential areas. The Master Plan found that denser residential areas are less likely to have private outdoor space and more need for a neighborhood park. Expanding the type of facilities in these areas can help increase access to recreational space.
<b>Indoor Community Rooms and Gathering Spaces</b>	Indoor community rooms or other gathering spaces within proposed developments.	NM, NH, NMU	Facilities may be required to contain certain elements to be considered appropriate recreational space (e.g., tables, games).	This may be appropriate in both <b>new development</b> and <b>redevelopment</b> given the facility is within the proposed development.
<b>Garden Facilities</b>	Neighborhood community gardens or other forms of urban agriculture, such as rooftop gardens, formal plantings or gardens, and gazebos, that provide passive recreational opportunities.	NL, NM, NH, NMU	Size requirements similar to squares, forecourts, and plazas, should be considered for community gardens and formal plantings to help ensure they provide sufficient recreational opportunities.	Community gardens and formal plantings are likely to be most appropriate in areas of <b>redevelopment</b> . These amenities may be helpful reinvestment strategies for the stabilization of transitional neighborhoods.
<b>Less Desirable Areas</b>				
<b>Natural Resource and Hazard Area</b>	Natural water features like lakes, playas, ponds, rivers, streams, drainageways, riparian buffers, and flood hazard areas.	NL, NM, NH, NMU, CMU, RMU, CP, IN	Standards should apply to make these features appropriate open space alternatives. This can include requiring that areas provide access and amenities like pedestrian elements, such as walking paths and benches.	Appropriate in both <b>new development</b> and <b>redevelopment</b> .

# Alternative Facilities for Parkland Dedication

Alternative Facilities for Parkland Dedication				
Facility Type	Description	Place Type*	Design & Maintenance Requirements	New Development/ Redevelopment**
<b>Management Areas Treated as Site Amenities</b>	Land area occupied by stormwater management devices including retention and detention ponds and other bioretention devices, and drainage easements when treated as an open space site amenity.	NL, NM, NH, NMU, CMU, RMU, CP, IN	To qualify, facilities should support passive recreation uses by providing access and amenities like pedestrian elements, such as walking paths and benches. Stormwater management devices without landscaping and amenities, or that are surrounded by fencing, may be eligible for a lower percent credit in satisfying parkland requirements. <sup>5</sup>	Appropriate in both <b>new development</b> and <b>redevelopment</b> .
<b>Required Buffer and Landscape Areas</b>	All areas occupied by required buffers and landscaping, such as landscaped areas, perimeter buffers, vegetative screens, riparian buffers beside interior parking lot landscaping, and planting strips between the sidewalk and street.	NL, NM, NH, NMU, CMU, RMU, CP, IN	This alternative facility should be considered <b>lowest priority/ desirability</b> because of their limited ability to support recreational opportunities.	Appropriate in both <b>new development</b> and <b>redevelopment</b> .



**Trails & Greenways**



# Plan Review and Map Update Process

# Minor Amendments

Minor amendments are encouraged as part of an annual review process by the Planning Department and may be proposed for routine text or graphics changes that do not affect plan goals or policies. Minor amendments are authorized to be approved by the Planning Director who must find that the change is justified because:

- There is a clerical error existing in the text;
- There is evidence that an error exists in the mapped location of a geographical feature, including without limitation, topography, slopes, hydrographic features, wetland delineations, and floodplains;
- The name of a jurisdiction, agency, department, or district by the City, governing board or other governing authority, or other entities is altered; or
- Baseline data or statistical information included in the Plan is out of date and new information is available.



# Major Amendments: Five-Year Updates

The Comprehensive Plan should be evaluated for major amendments at least every five years to ensure the Plan remains current and meets the community's needs. Major amendments may be triggered by the need to:

- Update key data points and re-evaluate trends related to demographics, housing, economic development, growth and development activity, and other important factors;
- Affirm the Plan's vision, goals, and policies in total or regarding a particular topic or issue; and/or
- Re-evaluate implementation strategies contained in the Plan.

A major update to the Plan should include opportunities for involvement by the public, City staff, elected officials, and other relevant or affected stakeholders.

# Complete Neighborhoods Scenario Land Use Map Amendment Process

Amendments to the Future Land Use Map, also referred to in the Plan as the Complete Neighborhoods Scenario Map, are expected to primarily occur as part of the development process for the following applications:

- Annexations
- Preliminary Plans
- Rezoning

Developer-initiated map amendments will be considered and acted on as they arise with these applications. A Future Land Use Map Amendment application will be required as a separate submittal with annexations and preliminary plans. It will be incorporated into the existing rezoning application and review process.

# Complete Neighborhoods Scenario Land Use Map Amendment Process

Changes to the Future Land Use Map that are not developer-initiated should be considered through a comprehensive Annual Map Amendment Review. These changes shall be presented to the Planning and Zoning Commission for recommendation to City Council for approval.

The map amendment review for both developer-initiated and the Annual Map Amendment Review shall be guided by the following criteria to avoid site-specific plan changes that may negatively impact adjacent areas and uses or detract from the overall character of the area:

- Expanding opportunities for a greater diversity of housing options and/ or economic opportunities for Amarillo residents.
- Compatibility with the surrounding area in terms of land use density and intensity, and the overall mix of land uses.
- Impact on infrastructure provision including water, wastewater, drainage, and the transportation network.
- Impact on the City's ability to provide, fund and maintain services.
- Impact on environmentally sensitive and natural areas.
- Whether the proposed amendment contributes to the overall direction and character of the community and the surrounding neighborhood or area as described in the Plan.

# Implementation Priorities



<b>Short-Term Priority 1 &amp; Action Items</b>	<b>Applicable Goals</b>	<b>Applicable Guiding Principles</b>
<b>Update Zoning Code &amp; Development Policy Manual to align with City Plan Complete Neighborhoods Scenario.</b>	N&D1; N&D2; N&D3; CC1; CC2; CC3; M3; M5; P&C2; P&C3	1, 2, 4
<p>1. As part of an annual Future Land Use Map review process, conduct a review with landowners and developers on their plans related to housing and major infrastructure needs.</p>		
<p>2. Implement zoning code revisions to enable more flexibility in constructing and leasing accessory dwelling units. 2. Work with the community on zoning code changes including setbacks and uses that will allow the appropriate missing middle housing options in Neighborhood Place Types.</p>		
<p>3. Work with the community on zoning code changes including setbacks and uses that will allow the appropriate missing middle housing options in Neighborhood Place Types.</p>		
<p>4. Work with commercial developers to adjust site development standards where more intense uses occur adjacent to residential areas including parking, building heights, landscaping, screening and sidewalk connectivity.</p>		
<p>5. Modify the subdivision ordinance to expedite the approval process and add parkland dedication requirements.</p>		
<p>6. Develop template for an Agreement for Public Facilities that contains developer responsibilities for the provision of developed parkland and CoA responsibilities for ongoing maintenance.</p>		
<p>7. Update the Schedule of Uses to incorporate mixed-use zoning districts.</p>		

Short-Term Priority 2 & Action Items	Applicable Goals	Applicable Guiding Principles
<p><b>Support and expand available tools to encourage reinvestment in older neighborhoods.</b></p>	<p>N&amp;D1; N&amp;D2; N&amp;D3; N&amp;D4; N&amp;D5; N&amp;D6; CC1; CC2; CC4; M1; M2; M3; M4; M5; P&amp;C4; P&amp;C5; P&amp;C6</p>	<p>1, 2, 3, 5, 6</p>
<p>1. Continue to support existing special funding districts (TIRZs, PIDs, NEZ) and explore opportunities for BIDs.</p>		
<p>2. Promote the revitalization of historic commercial corridors and “main streets” through the Neighborhood Stabilization Strategy.</p>		
<p>3. Advertise and expand existing façade improvement and home repair programs, particularly for historic preservation and neighborhood stabilization.</p>		
<p>4. Create a program to help restore and replace iconic signage (including large sculptural signage and neon signage) along Route 66.</p>		
<p>5. Create voluntary design guidelines and pattern books to encourage historically appropriate rehabilitation and new construction for historic commercial corridors</p>		
<p>6. Work with Community Development through the Consolidated Plan to understand affordable housing funds available and community needs.</p>		
<p>7. Conduct an external assessment of housing needs and policy, developing a coordinated action plan to create a more balanced affordable and attainable housing eco-system in Amarillo.</p>		
<p>7. Strategically develop updated incentive programs that deliver quality affordable and attainable housing through private sector partnerships.</p>		

Short-Term Priority 3 & Action Items	Applicable Goals	Applicable Guiding Principles
<p><b>Create a comprehensive infrastructure improvement prioritization schedule and implementation strategy (or several, each addressing a specific type of infrastructure) to align funding allocation, such as CIP, TIP, and annual budgets.</b></p>	<p>N&amp;D3; N&amp;D6; CC1; M1; M2; M3; M4; M6; P&amp;C1; P&amp;C3</p>	<p>5, 6</p>
<p>1. Coordinate annually with Utilities and CIP on the Areas of Targeted Growth and Change.</p>		
<p>2. Complete a cost of service assessment for undeveloped land to inform infill policies.</p>		
<p>3. Prioritize infrastructure projects for federal grant funding that are consistent with Complete Neighborhoods Scenario.</p>		
<p>4. Align Level 2 plans (see page 114 for context) with City Plan for water, wastewater, streets and drainage.</p>		

<b>Short-Term Priority 4 &amp; Action Items</b>	<b>Applicable Goals</b>	<b>Applicable Guiding Principles</b>
<p><b>Update existing Neighborhood Plans and establish a system for creating new Neighborhood Plan Areas.</b></p>	<p>All goals, especially CC2; CC4; M3; P&amp;C1; P&amp;C3; P&amp;C4</p>	<p>All</p>
<p>1. Continue to support and fund the Neighborhood Planning Initiative in partnership with Potter County.</p>		
<p>2. Establish baseline metrics to guide selection of future neighborhood plan areas and progress for existing plan areas.</p>		
<p>3. Align existing neighborhood plans with the Complete Neighborhoods Scenario and Neighborhood Stabilization Strategy.</p>		
<p>4. Incorporate infrastructure assessments into existing and future plans.</p>		



Short-Term Priority 5 & Action Items	Applicable Goals	Applicable Guiding Principles
<p><b>Improve the safety and quality of Amarillo’s pedestrian infrastructure, focusing on desired activity nodes including commercial and mixed use areas, parks, and schools.</b></p>	<p>N&amp;D1; CC1; CC2; CC4; M5; P&amp;C6</p>	<p>1, 5</p>
<p>1. Adopt Complete Streets, Vision Zero and Safe Streets and Roads for All policies.</p>		
<p>2. Complete pedestrian-friendly intersection improvements for ten priority locations.</p>		
<p>3. Develop a safety action plan with a list of prioritized capital projects.</p>		
<p>4. Adopt a thoroughfare plan that aligns with City Plan’s Complete Neighborhoods Scenario.</p>		
<p>5. Develop a sidewalk gap analysis for neighborhood plan areas and create an ongoing program to fund connectivity improvements.</p>		
<p>6. Modify street reconstruction standards to require increased pedestrian infrastructure and amenities along arterials.</p>		
<p>7. Develop options for citizen-driven traffic calming programs.</p>		

# Next Steps

# Next Steps

- Public Review Period  
March 7 to April 3
- Open houses
- Comment online
- Adoption schedule determined after public comments are received.



City Plan is Amarillo's roadmap to the future, designed to reflect the community's wants and serve as a guide for the city's growth.

After over a year of collective community effort, the draft of City Plan – Vision 2045 is ready for public review. Visit [amarillo.gov/cityplan](http://amarillo.gov/cityplan) to learn more. The public is encouraged to review and comment on the draft.

- Community Engagement Summary
- City Plan At A Glance
- City Plan — Vision 2045 DRAFT
- Complete Neighborhoods Scenario Map

SCAN  
TO VISIT  
WEBSITE



Review the draft plan online and comment directly on the document. Or attend an open house at one of our Amarillo Public Libraries.

- |      |                        |      |                    |
|------|------------------------|------|--------------------|
| 3/13 | Downtown, 10am-12pm    | 3/20 | Southwest, 3pm-5pm |
| 3/14 | North Branch, 11am-1pm | 3/21 | East, 9am-11am     |
| 3/19 | Northwest, 5pm-7pm     |      |                    |

**City Plan Draft Available  
for Public Review**



# City Plan – Vision 2045

Our Home. Our Future



CITY OF  
**AMARILLO**<sup>®</sup>  
OPEN SPACES • ENDLESS OPPORTUNITIES

