

Neighborhood Empowerment Zone #1 North Heights

Development Guidelines

Based on the North Heights Neighborhood Plan, adopted 2017

As one of Amarillo's oldest areas, it is historically significant for its founding by Bones Hooks as a new, intentional single-family neighborhood for the city's multicultural community. It contains small, older homes on pier and beam foundations on small lots with predominantly wood frame construction. A significant number of homes have been lost over the years, leaving large amounts of vacant land. Many homes are in need of repair and the area has a moderate-to-high number of code violations. The area has a traditional grid street pattern. There are very few sidewalks in the residential areas.

North Hughes Street and Amarillo Boulevard serve as primary commercial corridors. North Hughes retains a number of small retail and services businesses in original structures.

Zoning is generally incompatible with existing land uses. While the area is mostly single family residential, large portions are zoned Light Industrial (I-1) and Multi-Family-1 (MF-1). Industrial and commercial zoning districts could allow for intensive uses such as manufacturing, storage, and warehousing near existing residences. Large amounts of multi-family zoning could result in higher density apartments, reducing the chances for construction of stabilizing single-family homes and the preservation of existing buildings.

DESIRABLE PROJECT TYPES

- The community's vision as documented in the North Heights Neighborhood Plan is that of a strong, vibrant neighborhood comprised of single-family homeowners as well as other types of lower density mixed-income housing in proximity to jobs and services.
- 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.
- The highest priorities for development types include owner-occupied single-family homes; single family rehabilitation; and new retail and neighborhood services businesses.
- The priority areas for development and redevelopment include North Hughes between Amarillo Boulevard and NE 15th and all streets that border schools in the plan area including 12th, 15th, and 18th.
- Residential development characteristics similar to that of existing homes located near Ross Rogers Golf Course are desirable for development and redevelopment efforts within the neighborhood.
- Development activity should not displace existing residents; in fact, the best outcome would be to provide new housing products with supplemental programs that provide a pathway to ownership for first-time homebuyers.

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.
- New construction projects for single-family residences shall provide at least a two-car driveway, a garage, and 100% landscaping in the front yard including living groundcover and two trees.
- 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 fencing within the front yard setback. The primary fencing material shall not be metal, including chain link or sheet metal.