

Neighborhood Empowerment Zone #3 San Jacinto

Development Guidelines

Based on the San Jacinto Neighborhood Plan, adopted March 2020

DEVELOPMENT PATTERNS IN THE SAN JACINTO NEIGHBORHOOD PLAN AREA

Residential

As one of the oldest parts of Amarillo, the neighborhood contains small, older homes of predominantly wood frame construction with pier and beam foundations on small lots. 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, and the sidewalk network is in poor condition.

Zoning is generally appropriate west of Georgia/McMasters with primarily Residential-3 zoning and some Multi-Family 1. There are incompatibilities east of Georgia/McMasters which is significantly zoned Light Industrial (I-1). This part of the neighborhood contains a mix of wood-frame houses, vacant lots, and manufactured homes, transitioning to commercial and industrial uses towards downtown. The SW 6th Avenue corridor contains some historically significant buildings and is mostly commercial.

Historic 6th Street Corridor

Historic 6th Street is located between Georgia/McMasters and Western and is listed on the National Register of Historic Places. It is one of Amarillo's most historically significant commercial districts. The buildings were constructed as mostly one-story brick and masonry structures between 1920 and 1950. They are generally built along the street frontage and the district maintains a pedestrian-oriented scale. The commercial structures maintain high occupancy levels and overall are in maintained in good condition. There are few vacant lots for infill. The corridor is primarily zoned Light Commercial.

DESIRABLE PROJECT TYPES

- New, quality constructed, and urban-style multi-family residential development is desirable to the San Jacinto neighborhood.
- San Jacinto would like to see vibrant mixed-use redevelopment connect the 6th Street District to Downtown.
- Maintaining the character and scale, including the walkability, of the residential areas is important. Even though the housing stock and infrastructure is in poor condition, the overall character of the neighborhood is an asset.
- Preserving the historic character of Route 66 is vital to long-term economic sustainability of the entire neighborhood.
- The current business composition in the eastern 'industrial' portion of the neighborhood provides an important economic base.
- The highest priority for new development activity is single-family Infill and single-family rehabilitation.
- Retail, neighborhood services, mixed use, and commercial projects as appropriate for the character of the neighborhood are encouraged on main thoroughfares including SW 6th

Avenue as it connects to downtown and its historic core between Georgia and Western Streets.

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.