



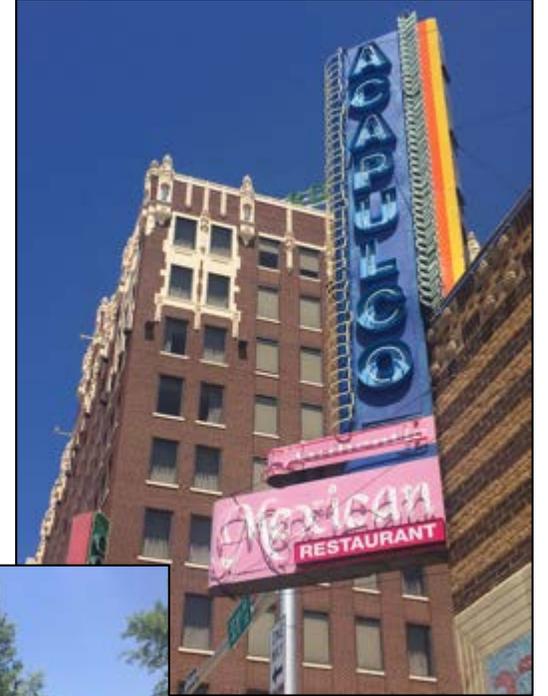
# Zoning Ordinance Revision

*Ordinance Assessment Review Meetings*

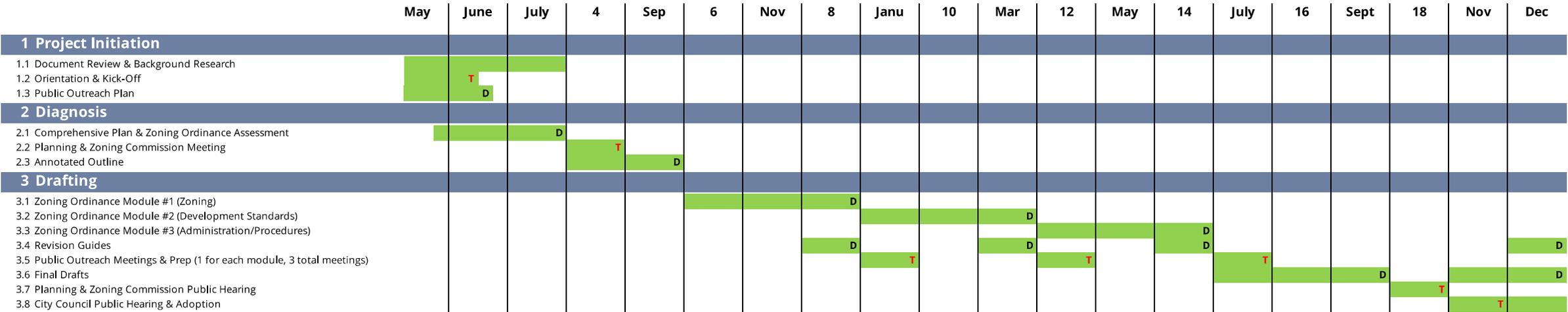
August 27, 2019

# Agenda

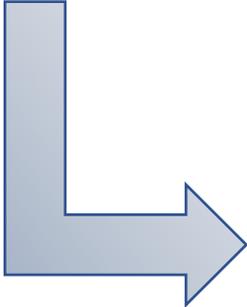
- Progress So Far
- The “Comprehensive Plan & Zoning Ordinance Assessment”
- Where We Go From Here



# Project Work Plan



T = Trip  
D = Deliverable



**1 Project Initiation**

- 1.1 Document Review & Background Research
- 1.2 Orientation & Kick-Off
- 1.3 Public Outreach Plan

**2 Diagnosis**

- 2.1 Comprehensive Plan & Zoning Ordinance Assessment
- 2.2 Planning & Zoning Commission Meeting
- 2.3 Annotated Outline

**3 Drafting**

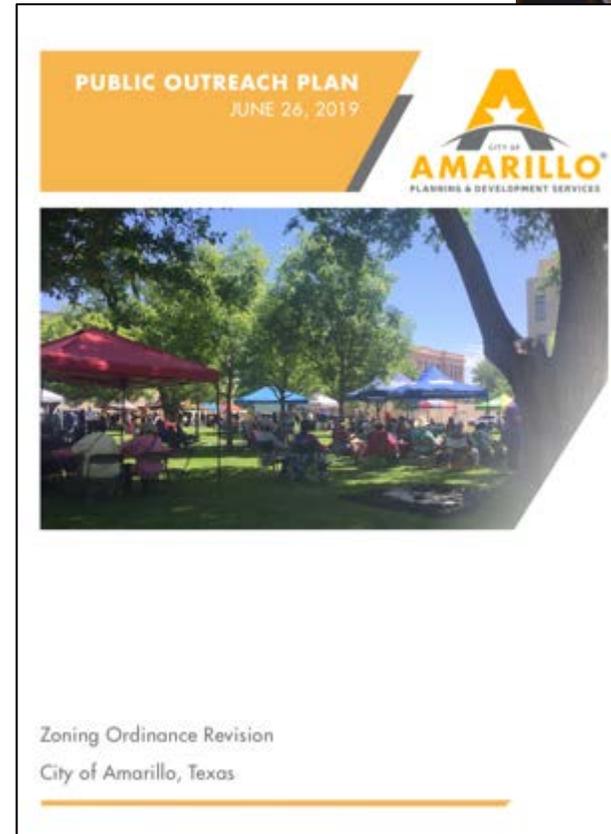
- 3.1 Zoning Ordinance Module #1 (Zoning)
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- 3.4 Revision Guides
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- 3.6 Final Drafts
- 3.7 Planning & Zoning Commission Public Hearing
- 3.8 City Council Public Hearing & Adoption



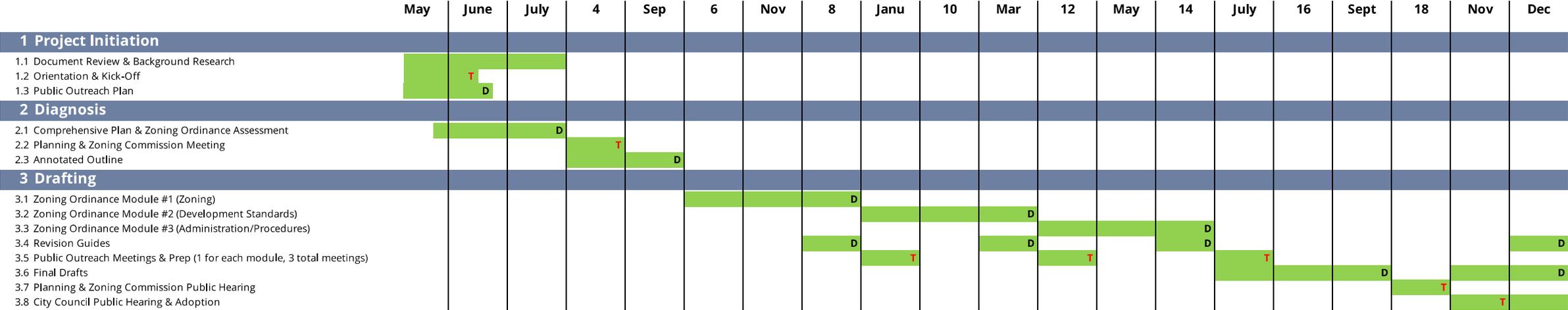
# Kick-Off & Public Outreach Plan

## *June 5-6 2019*

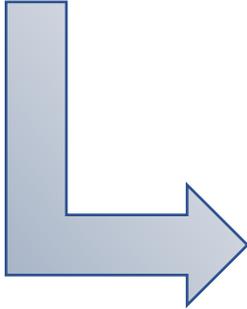
- Meetings with Staff
- Stakeholder and Community Meetings
- Kick-Off Meeting with
  - Council and Appointed Officials
  - Public



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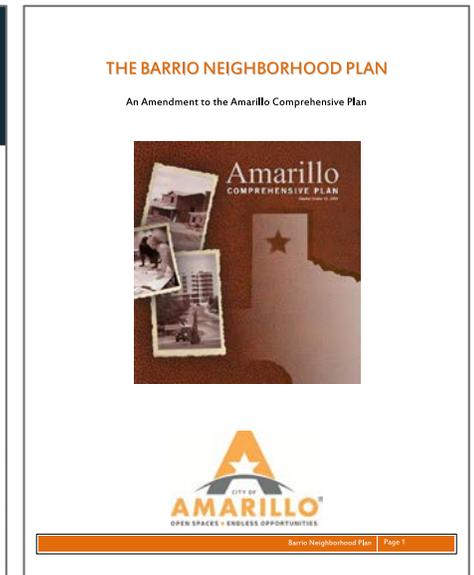
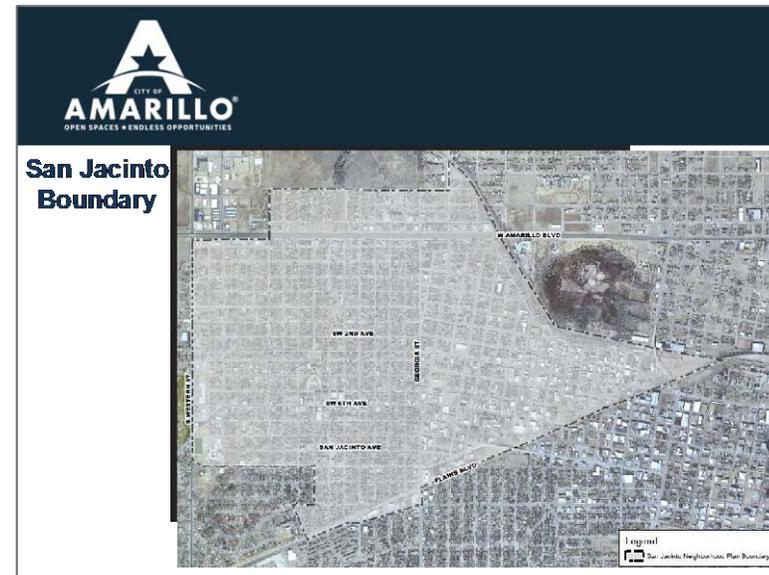
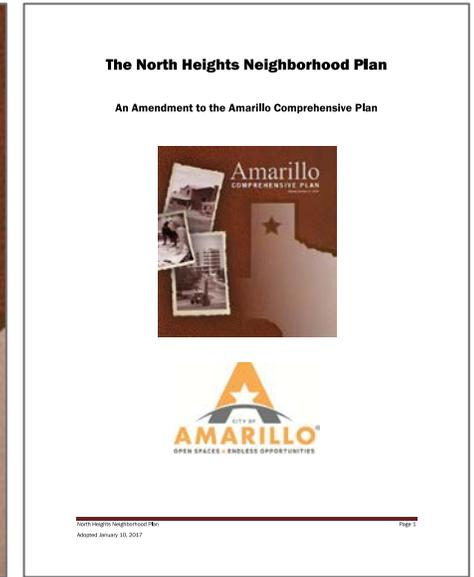
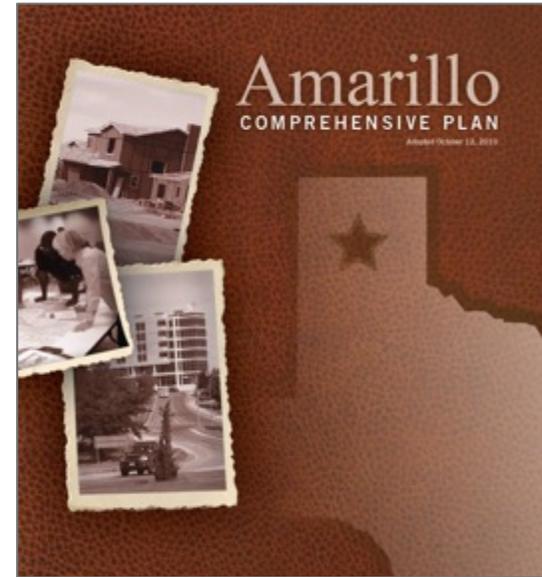


# Zoning Ordinance Assessment

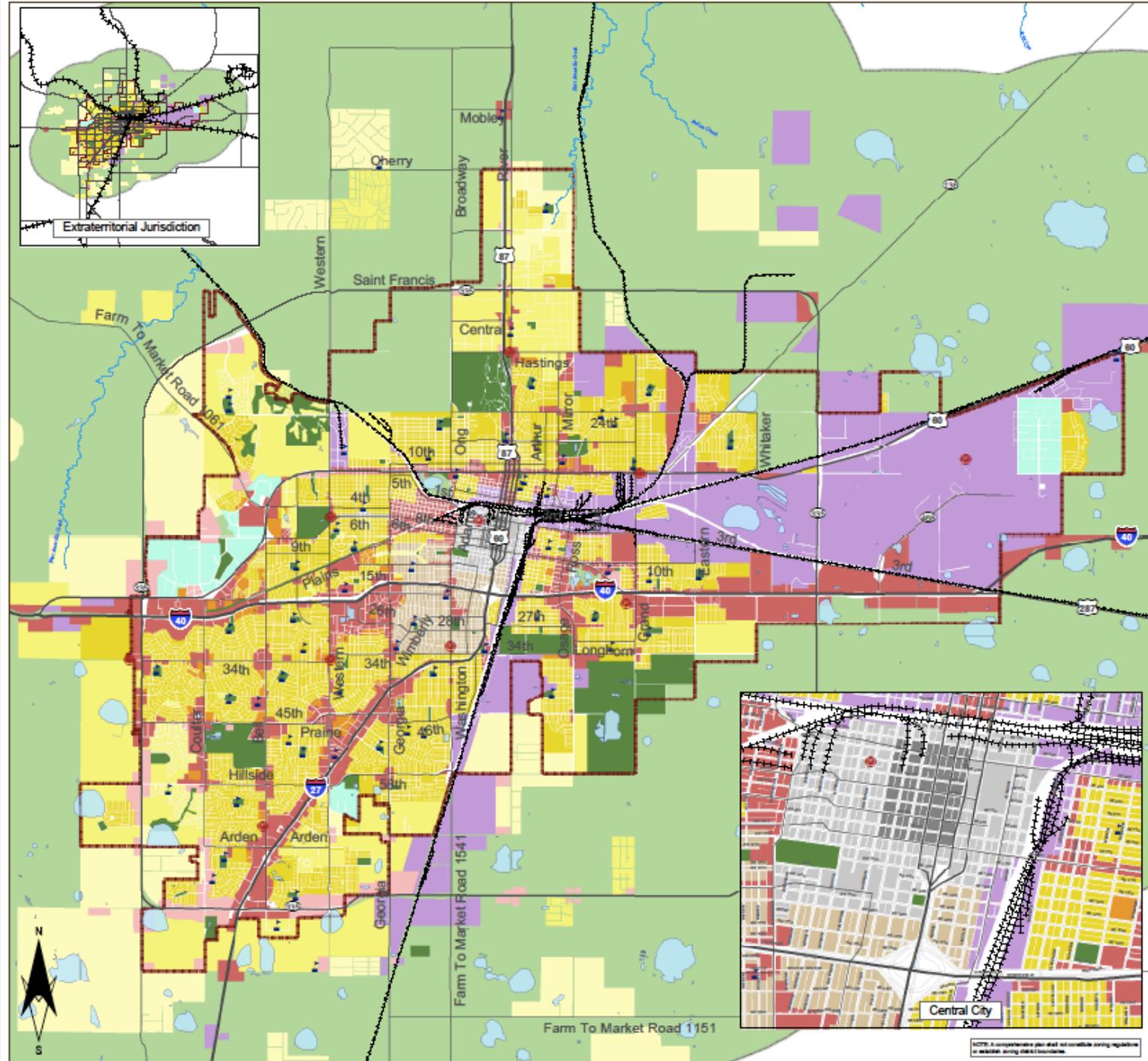
[amarillo.gov/  
departments/  
Planning and Development Services/  
Zoning Ordinance Revision Project](http://amarillo.gov/departments/Planning%20and%20Development%20Services/Zoning%20Ordinance%20Revision%20Project)

# Policy Guidance

- **Amarillo Comprehensive Plan**
  - Action Strategies
  - Future Land Use & Character Map
- **Neighborhood Plans:**
  - North Heights
  - Barrio
  - San Jacinto (in progress)



# Map 2.1: FUTURE LAND USE AND CHARACTER



## Legend

- Urban Center
- Urban
- Neighborhood Conservation
- Multi-Family Residential
- General Residential
- Suburban Residential
- Estate Residential
- Parks-Recreation
- General Commercial
- Suburban Commercial
- Business Park
- Industrial
- Rural

## Boundaries and Facilities

- City Limits
- ETJ (5-mile)
- Streams and Water Bodies
- Schools
- Fire Stations

Adopted 10/12/10

0 0.5 1 2 Miles

NOTE: Comprehensive plan does not constitute zoning regulations or enforce zoning district boundaries.

# These Big Ideas will guide the Zoning Ordinance Revision process:

User-Friendly	Easy to read, well-organized.
Make the Right Things Easy	Streamline approval process for development that reflects the City’s long-term planning policies.
Realistic Standards & Procedures	Zoning standards should ensure development reflects the City’s expectations and the needs and market conditions of Amarillo and Potter & Randall Counties.
Market-Friendly	Incorporate standards that are realistic in the marketplace.
Strong Neighborhoods	Reinforce the City’s Neighborhood Unit planning concept.
Neighborhood & Commercial Revitalization & Infill	Existing built areas are changing, and need the proper regulatory environment to meet the challenges of a changing economy, develop in a way that respects surrounding neighborhoods, and provide an appropriate level of design quality.
Protection of Economic Anchors & Investment Areas	Protect key economic assets from incompatible development.
Community Aesthetics & Image	Encourage a higher degree of design quality in appropriate areas to encourage infill development and reinvestment.
Open & Civic Spaces	Require and encourage development to provide a variety of open and civic spaces that are appropriate to their context.



# Existing Development-Related Ordinances

- Regulations are codified in several chapters in City Code Title IV
- City has made minor revisions to various sections, as recently as 2018
- Only subdivision regulations have undergone a recent major revision

Chapter	Title	Last Major Revision
4-2	Signs	2009
4-6	Platting and Subdivision Improvement and Maintenance	2015
4-7	Manufactured Homes and Recreational Vehicle Parks	2001 (original adoption)
4-9	Airport Height Hazard and Zoning Regulations	1991
4-10	Zoning	1968
4-11	Landmarks and Historic Preservation	1991

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# ZO Format: *Recommendations*

## **Consolidate:**

1. Signs, Airport Height Hazard and Zoning Regulations, Manufactured Homes and Recreational Vehicle Parks, and Landmarks & Historic Preservation chapters with the Zoning Ordinance (Chapter 4-10).
2. Definitions and relocate to a new article.
3. Zoning review procedures and reorganize.
4. Develop common procedures, applied universally, eliminate redundancies.

# Z0 Format: *Recommendations*

4. Relocate all use standards to a single chapter.
5. Combine all development standards in one article.
6. Add illustrations, tables, and flowcharts.
7. Use clear language and well-defined terms.

Ch. 18.20 Zoning Districts | Olathe Unified Development Ordinance Page 8 of 149



**A. Permitted Uses**  
See § 18.20.500 (Use Matrix).

**B. Dimensional Standards**  
Development in the R-1 District is subject to the following dimensional standards:



Composite Standards	Site 1 → Building - none	Site 1 Building A	Site 2 Building - none	Site 2 Building A
<b>Lot area (minimum)</b>	• 7,200 sf	• 5,000 sf	• 3,000 sf	• n/a
<b>Density (maximum)</b>	• n/a	• n/a	• n/a	• 9.5 du/ac
<b>Lot Width (minimum)</b>	• 60 feet	• 50 feet	• 40 feet	• n/a
<b>Front yard (minimum)*</b>	• 30 feet	• 25 feet	• 20 feet	• 10 feet
<b>Height (maximum)</b>	• 2½ stories/35 feet	• 2½ stories/35 feet	• 2½ stories/35 feet	• 2½ stories/35 feet
<b>Residences</b>	• 2	• 2	• 2	• 2
<b>Nonresidential</b>	• 0	• 0	• 0	• 0

The Olathe Unified Development Ordinance is current through Ordinance 18-48, passed October 16, 2018.

# Zoning Districts & Use Regulations

- Includes review and discussion of:
  - Zoning Districts
  - Planned Development
  - Density & Intensity
  - Bulk & Setbacks
  - Use-Specific Regulations



# Zoning Districts: *Recommendations*

1. Relocate zoning district descriptions and purpose statements from other policy documents into the ZO.
2. Create a new Estate District as transition between rural and suburban areas.
3. Increase minimum lot area in the Agricultural District and limit permitted uses to agricultural uses compatible with farming and ranching.
4. Consider allowing “farm residences” by-right, but not general residential uses.

# Zoning Districts: *Recommendations*

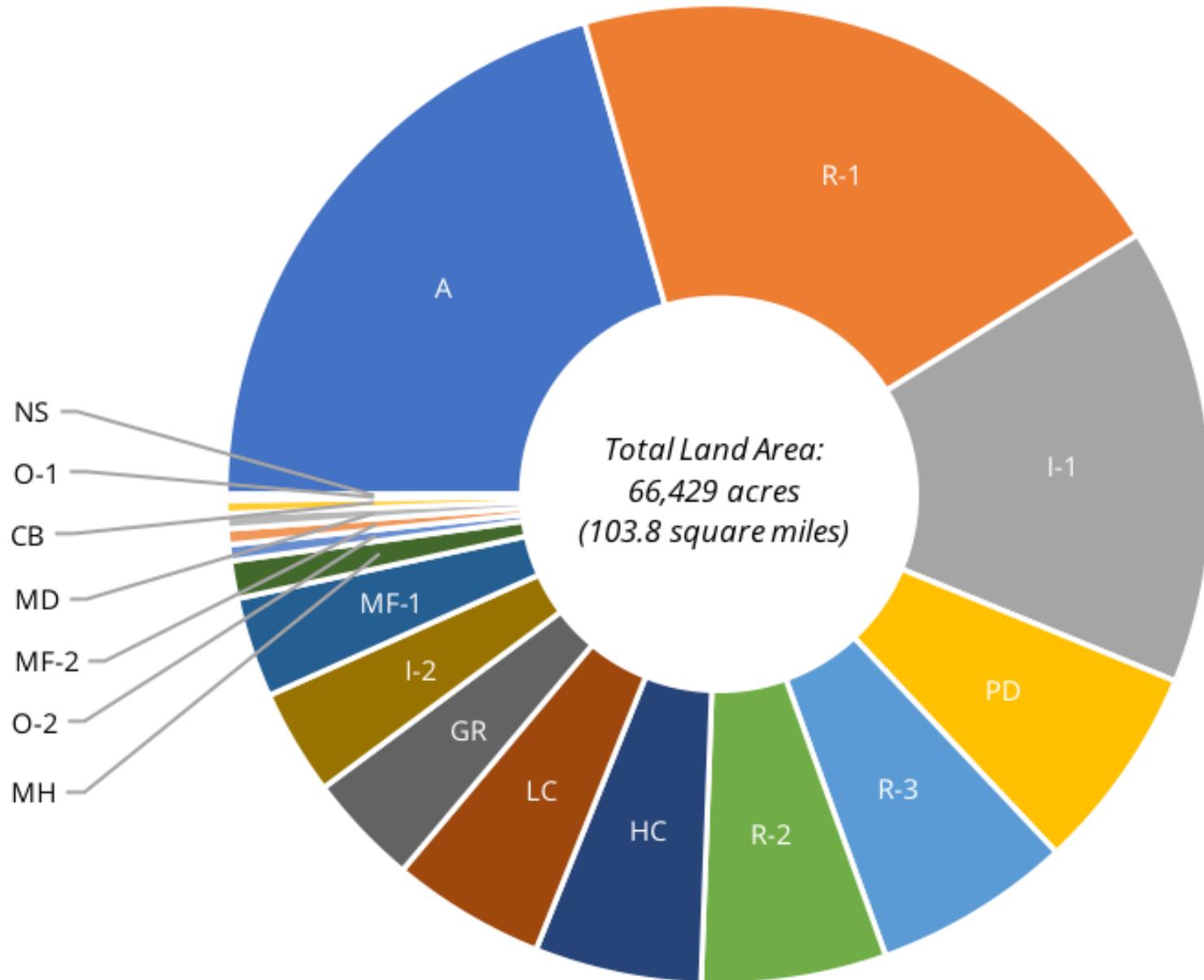
5. Consider consolidation or recalibration of existing residential districts to provide for more diverse housing options, including small lot detached single-family uses, tiny houses, triplexes, and fourplexes.
6. Rethink the commercial districts.
7. Consider a true neighborhood commercial district to increase compatibility with nearby residential areas.
8. Add historic preservation standards.

# Planned Development Districts (PDs)

- **Nearly 400 unique PD Districts**, some with 12+ amendments
  - **6.8% of the City's land area**
- Landmarks and historic structures standards established through the PD only
- PD Districts should be reserved for unique or exceptional developments.
- Promote community benefits or design.



# Land Area by Zoning District



# PDs: *Recommendations*

Reduce need for negotiated approvals, including:

1. **Districts** – Update and modernize.
2. **Development Standards** – Codify desired standards rather than negotiating on a case-by-case basis.
3. **Procedures** – Allow administrative approval of minor adjustments to certain PD standards like setbacks, subject to objective limits.

# Density & Intensity

- Intensity of residential land uses regulated through minimum lot area, width, and depth
- Intensity of non-residential land uses primarily regulated through bulk standards (e.g., lot coverage, building height)



## *Recommendations:*

1. Add a dwelling unit per acre metric, and/or provide an explanation of how density is calculated.
2. Review minimum lot area and residential densities and adjust as needed.

# Bulk & Setbacks

- Setbacks
- Height
  - Regulated by number of stories
  - No max in CB, HC, I-1, I-2
- Lot coverage
  - Excludes parking areas

## *Recommendations:*

1. Consider including all impervious surfaces in calculation of lot coverage.
2. Reconsider using “floor area ratio” (FAR) to limit bulk in certain zoning districts, such as the Neighborhood Service District.

# Uses & Use Regulation: *Recommendations*

1. **Ensure permitted uses list is as complete as possible.**
2. **Revise permitted uses in the Moderate Density and Multiple Family Districts.** In the MD District, allow “Missing Middle” housing options such as triplexes and fourplexes, rather than large apartment complexes.
3. **In all districts, particularly in the Commercial and Central Business Districts, review permitted uses and ensure they are consistent with the purpose of the district.** Add use-specific standards if needed.

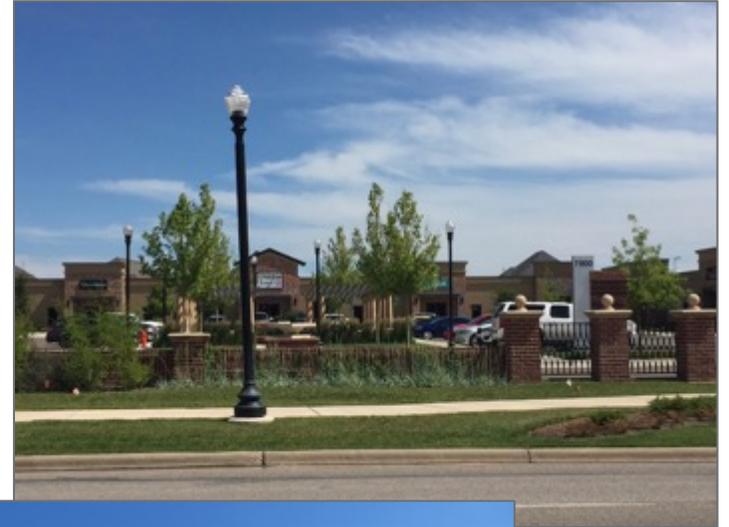
# Uses & Use Regulation: *Recommendations*

- 4. Consolidate use-specific regulations, including those related to accessory and temporary uses, in one place.**
  - Consider whether new uses, such as ADUs and event venues, require use-specific regulations to enhance neighborhood compatibility or increase public safety.
- 5. Revise the procedure for classifying new and unlisted land uses.**
  - Allow administrative determinations.
  - Include a tracking procedure for rulings as to unlisted uses, and for code amendments to update the use table.

# Development Standards

- Parking
- Landscaping, buffers, & screening (fences & walls)
- Performance standards
- Open & civic space
- Access management & driveways
- Outdoor lighting
- Building design

- *Note a recent change in Texas law preempts local governments from regulating certain aspects of building design and construction.*



# Parking: *Recommendations*

1. Consolidate parking space, parking lot, and driveway design specifications into one document.
2. Reduce minimum parking requirements, or use parking maximums.
3. Add an administrative process for minor adjustments to parking standards on a project-specific basis.
4. Allow shared parking in limited instances.
5. Add provisions regarding vehicle queuing space for drive-up and drive-thru land uses.



# Landscaping: *Recommendations*

1. Identify on-site landscaping and impervious surface alternative approaches.
2. For example, require a certain percentage required landscaping to be planted around building foundations.
3. Establish more specific parking lot landscaping standards and requirements. Increase the number of trees required.



# Fences & Walls: *Recommendations*

1. Expand the screening requirements for non-residential uses to include screening of adjacent MD and MF Districts.



# Performance Standards

- Some industrial uses in the I-1, I-2, and PD Districts require conformance with performance standards related to:
  - noise
  - smoke and particulate matter
  - odor
  - explosive and toxic materials
  - vibration
  - glare

# Performance Standards: *Recommendations*

1. Simplify and update performance standards.
2. Include only those that the City can reasonably enforce.
3. Establish a procedure for monitoring long-term compliance



# Procedures & Administration

- Procedural material is codified throughout ZO and related chapters in Title IV, with little integration or common formatting.
- Submittal requirements are also scattered throughout Title IV.
- No requirement for developers to conduct a traffic impact analysis for large developments.

# Procedures & Administration: *Recommendations*

Table 89-47-2 Process Summary

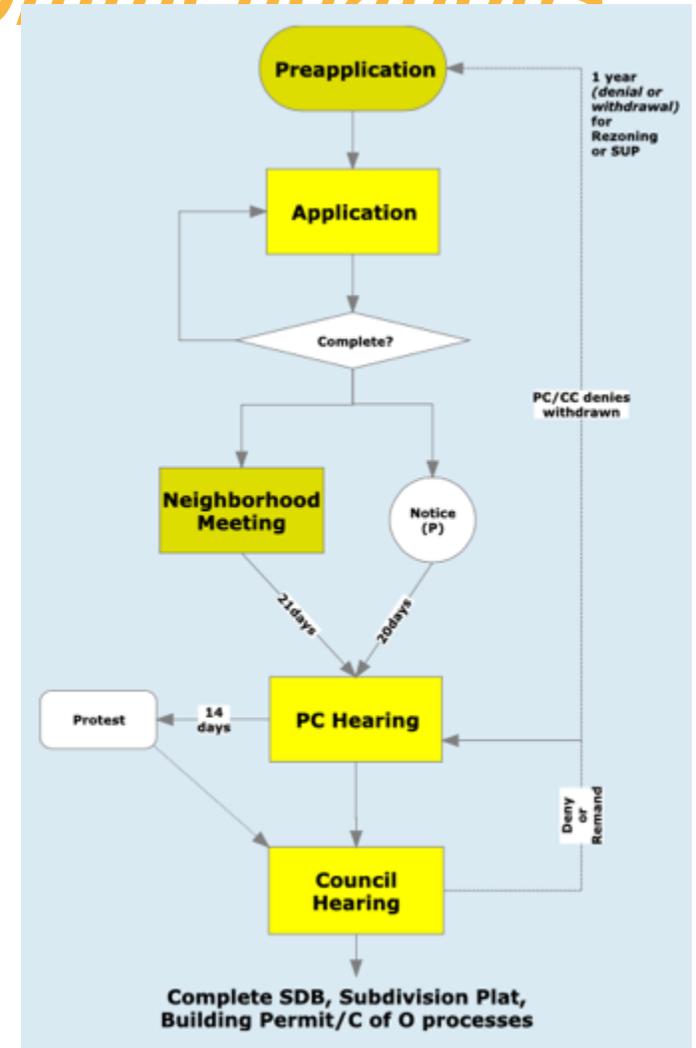
1. Consolidate procedures into a single article or division.
2. Summarize the development approval processes in a table.

Process	Agency			Notice				Cross-Reference	
	Administrator / Staff	Hearing Examiner	Planning & Zoning Commission	City-Parish Council ("Council")	Board of Zoning Adjustment	Publication	Mail		Signs
<i>Annexation</i>	I			D-PHL		■			RS 33:151 et seq. and RS 33:171 et seq.
<i>Acceptance of improvements</i>	I		D			✓			89-59
<i>Appeal (Zoning)</i>	I				A	✓			89-68
<i>Appeal (Planning and Zoning Commission decision)</i>	I			D-PHA		■	■	■	89-69
<i>Boundary Adjustment</i>	D								89-63
<i>Conditional Use Permit</i>	I		D-PHA	A-PHA		✓	✓	✓	89-54
<i>Modifications</i>	I	∞	∞	∞					89-67
<i>Comprehensive Plan Amendment</i>	I		D-PHL			✓			89-51
<i>Rezoning &amp; Annexation Zoning Assignment</i>	I		D-PHL	A-PHL		✓	✓	✓	89-53
<i>Site Plan Review</i>	D								Art. 10
<i>Subdivision, Final Plat</i>	D*								89-58
<i>Subdivision, Minor Plat</i>	I	D-PHA	A-PHL	A-PHL		✓	✓	✓	89-60
<i>Subdivision, Plat Vacation</i>	I		D-PHL	A-PHL		✓	✓	✓	89-61
<i>Subdivision, Preliminary plat</i>	I		D-PHL	A-PHL		✓	✓	✓	89-57
<i>Subdivision, Re-subdivision</i>	I	D	D-PHL	A-PHL		✓	✓	✓	89-62
<i>Subdivision, Sketch Plan</i>	I								89-56
<i>Text Amendment</i>	I		D-PHL	A-PHL		✓			89-52
<i>Variance (Zoning)</i>	I				D	✓	✓	✓	89-68

**Key:** I = intake, review and referral      R = Recommendation      D = Decision      A = Appeal  
 PHL = public hearing (legislative)      PHA = public hearing (administrative)  
 ∞ = the decision is tied to another process. The agency has a role only where noted in the procedures related to a specific process.  
 ✓ = required      ■ = specific notice depends on the situation – refer to the section reference

# Procedures & Administration: *Recommendations*

3. Map each process with a common workflow.
4. Consolidate submittal requirements and include as an Appendix to Zoning Ordinance.



# Procedures & Administration: Recommendations

5. Consider allowing development agreements.
6. Consider adding a requirement for traffic impact analyses for large developments.

Land Use	100 Peak Hour Trips*
Single Family Home	90 units
Apartments	150 units
Condominiums/Townhouses	190 units
Mobile Home Park	170 units
Shopping Center – Gross Leasable Area (GLA)	6,000 sq. ft.
Fast Food Restaurant With drive-in – Gross Floor Area (GFA)	3,000 sq. ft.
Gas Station with Convenience Store	7 fueling positions
Banks w/drive-in (GFA)	2,000 sq. ft.
General Office	67,000 sq. ft.
Medical/Dental Office	29,000 sq. ft.
Research & Development	71,000 sq. ft.
Light Industrial / Warehousing (GFA)	185,000 sq. ft.
Manufacturing Plant (GFA)	144,000 sq. ft.

\*Rates/Equations used to calculate above thresholds are for the P.M. Peak hour of the adjacent street.

Source: South Carolina Department of Transportation [ARMS Manual](#). Data based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 7th edition.

# Nonconformities

- The City's nonconformity regulations address land uses and structures that do not comply with current setback, height, or parking requirements.
- Abandonment of one-year triggers new requirements

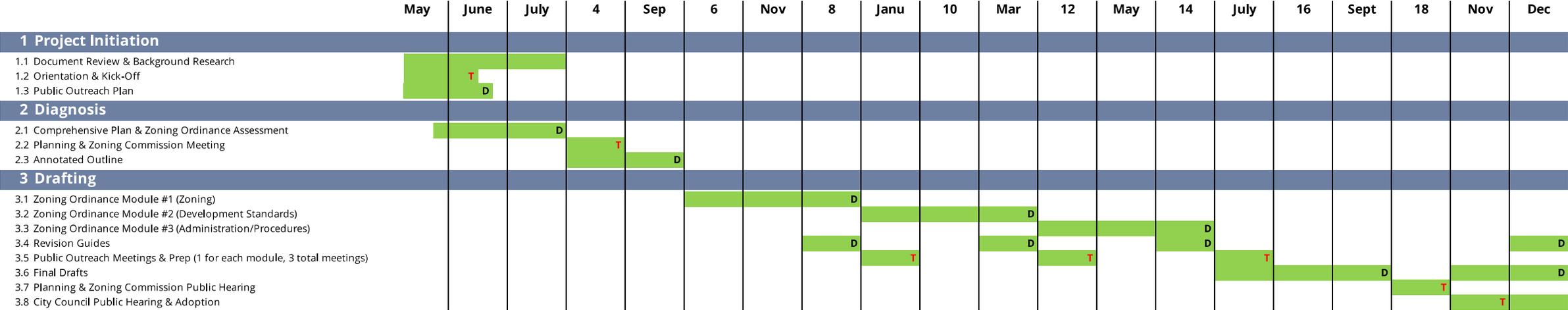
# Nonconformities: Recommendations

1. Consider reducing the abandonment period, which will allow the City to more quickly eliminate nonconformities.
2. Add criteria and guidance for nonconformities and abandonment determinations.

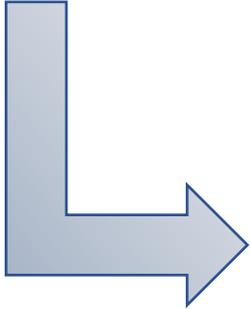


# Project Schedule & Next Steps

# Project Work Plan



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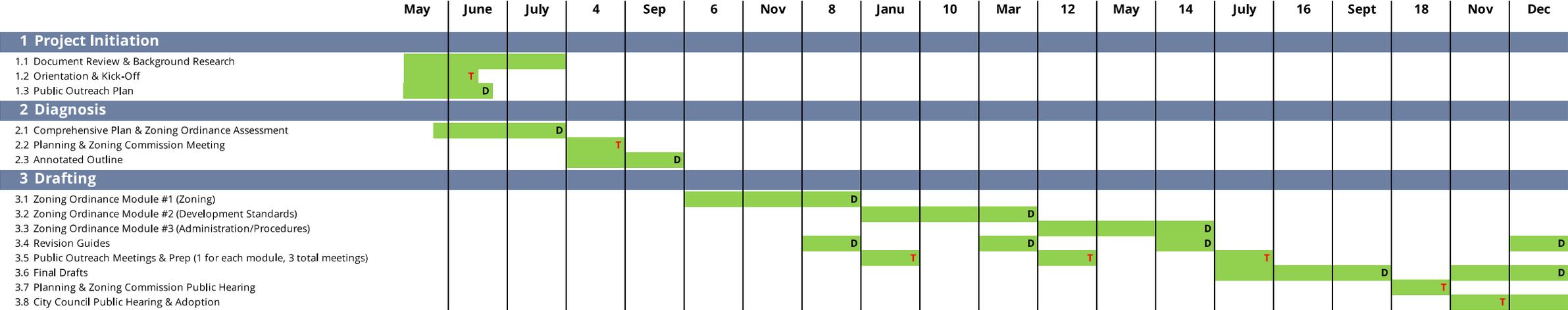
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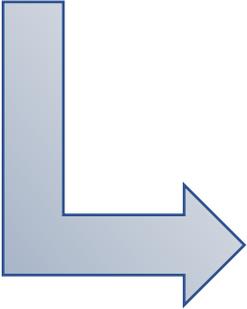
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# Drafting: Module Development

1. Zoning District Structure and Design Guidelines  
(Dec 2019 – Jan 2020)
2. Development Standards (Feb – July 2020)
3. Procedures and Administration (Aug – Oct 2020)

# Review Process & Deliverables

1. A Staff Review Draft for each Module
2. A Revised Draft for Public, Subcommittee, & Council Review
3. A Final Zoning Ordinance for City Council Action (Dec 2020)

# Input and Comments:

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Planning & Development Services  
City of Amarillo  
(806) 378-5285  
[Andrew.Freeman@amarillo.gov](mailto:Andrew.Freeman@amarillo.gov)

# Project Materials:

[amarillo.gov/  
departments/  
Planning and Development Services/  
Zoning Ordinance Revision Project](http://amarillo.gov/departments/Planning%20and%20Development%20Services/Zoning%20Ordinance%20Revision)