

STATE OF TEXAS §
COUNTIES OF POTTER §
AND RANDALL §
CITY OF AMARILLO §

On the 11th day of August, 2011, the Downtown Urban Design Review Board met in a scheduled session at 5:30 P.M. in Room 306 on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Chan Davidson	Yes	7	6
Melissa Henderson	Yes	7	6
David Horsley	Yes	7	7
Charles Lynch, alternate	Yes	7	5
Kevin Nelson	Yes	7	7
Bob Rathbun	No	7	5
Wes Reeves	Yes	7	4
Mason Rogers	No	7	2
Howard Smith	Yes	7	7
Dana Williams-Walton	Yes	7	7

CITY STAFF:
Kelley Shaw, Planning Director

Chairman Smith opened the meeting, established a quorum, and conducted the consideration of the following items beginning with ITEM 1.

ITEM 1: Approval of Minutes from the June 2, 2011 meeting

Chairman Smith asked if there were any questions or comments regarding the minutes? Mr. Horsley motioned to approve the minutes as presented. Mr. Lynch seconded the motion and the motion passed unanimously.

ITEM 2: Consider an application for a Certificate of Appropriateness for a Retail/Residential redevelopment project (Vineyard Manor) located at 1201 South Polk Street

Chairman Smith asked Mr. Shaw to proceed with Staff's presentation of the item. Mr. Shaw gave a brief history of the original 1925 building and owner and then described the project as a redevelopment project consisting of both retail and residential uses. Mr. Shaw stated that the project included on the ground level approximately 4,600 square feet of retail space with 16 residential units on the upper level.

Mr. Shaw then introduced Ms. Tina Colbert and the project architect Mr. Steve Brooks. Ms. Colbert gave a brief history of similar residential projects that her company has been involved in within the downtown area that included Parkview Apartments.

Mr. Brooks then described the project in more detail stating the renovation of the building would include refurbishing the existing outside brick façade, re-installing window fronts for the lower level retail spaces which had been removed. Mr. Brooks then detailed the streetscape improvements which included street lights, street trees and sidewalk and curb improvements. He also described the integrated parking lot to the south which will have gated residential parking towards the alley and have open public parking in front adjacent to Polk Street.

A question was asked about the existing cigar shop and if that was part of this project? Ms. Colbert said it was in a separate building and was not part of this project but that building was owned by the applicant and the cigar shop was intending on moving.

Mr. Shaw then presented photographs of the existing building as well as some elevations of the proposed refurbishing and what it would look like. Mr. Shaw then began to detail how the proposed improvements were all in compliance with applicable design standards with the exception of the landscaped buffer between the sidewalk and the parking lot as there is no room for additional landscaping. In order to meet required residential parking, there is no ability to adhere to the landscape buffer requirement as stated within the DAUDS. The applicant does propose a 4 foot wrought iron fence to separate the walkway and parking area.

Mr. Shaw stated that it was Staff's opinion that the project met the intent of the DAUDS and recommended approval. Mr. Shaw then asked if there were any questions from the Board?

Mr. Brooks was asked if the installation of the windows prevented any funding assistance from the State? Mr. Brooks said that the windows that existed were installed without a permit and that the windows that they were re-installing would be acceptable for the type of funding assistance they were seeking from the Texas Historical Commission. Mr. Horsley asked about the roof materials. Mr. Brooks stated that they intended to reuse what original slate tiles they could and the rest would have to be replaced with a combination of slate and composition materials. Mrs. Walton requested the trees on 12th Ave be placed as close to curb as possible. Mr. Brooks stated that he had that same request by Staff and that they would, depending on the redesign of the curbs on that side, place the trees as close as possible to the street.

Chairman Smith asked if there were any other questions? Hearing none, Chairman Smith asked for a motion. Mr. Lynch motioned to approve the request. Mr. Horsley seconded the motion and it passed unanimously.

ITEM 3: Public Forum

Mr. Smith asked if there was any public comment and hearing none, adjourned the meeting.

Kelley Shaw
Planning Director