

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

On the 7th day of May, 2014, the Downtown Design Review Board met in a scheduled session at 5:30 p.m. in Room 306 located 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, Vice Chairman	Yes	23	16
Melissa Henderson	Yes	23	15
David Horsley	Yes	23	19
Charles Lynch	No	23	17
Kevin Nelson	Yes	23	20
Bob Rathbun	Yes	23	18
Wes Reeves	No	23	16
Steve Gosselin (Alternate)	No	9	7
Howard Smith, Chairman	Yes	23	23
Dana Williams-Walton	No	23	17

CITY STAFF:
Kelley Shaw, Planning Director

OTHERS IN ATTENDANCE:
Melissa Dailey, DAI

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 February 20, 2014 meeting

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

ITEM 2: Discuss and consider and extension of the Certificate of Appropriateness previously approved for Herring Bank located at 414 S. Pierce Street

Mr. Shaw began by stating that the Downtown Amarillo Urban Design Standards (DAUDS) state that a project's Certificate of Appropriateness (COA) is valid for one year. Mr. Shaw stated the COA for Herring Bank was approved last May and the construction has yet to start and therefore felt that the COA needed to be reviewed for a possible extension. Mr. Shaw stated that nothing

has changed from the original plan and had included a letter from Herring Bank requesting the extension and the renderings from the last presentation within the Board's packet.

Mr. Nelson stated that he wanted the project to happen and understands there are delays but has concerns about how long the temporary trailer has been on the site with nothing happening. Mr. Van Pelt with Herring Bank stated he understood Mr. Nelson's concerns and that as he understands it, there has been no change in Herring Bank's plan to renovate the existing building but there were still issues related to the work needed inside the building. He stated he had no hard date on when construction might begin but reemphasized the overall plan was still in the works.

Mrs. Henderson asked about the temporary nature of the permit allowing the trailer on the site. Mr. Shaw stated that the permit was a temporary permit and is associated with the renovation of the existing building. Mr. Shaw stated that if construction doesn't begin in a reasonable amount of time then City staff will need to discuss the situation with Herring Bank and look into having the trailer removed. Mr. Horsley said that he would be hesitant to put too much of a restriction on the bank as he would like to see the project happen but stated that if the bank was in front of the Board a year from now having the same conversation, he would be in favor of taking additional steps.

Mr. Nelson stated he would be in favor of extending the COA for 6 months or a year depending on what the other Board members thought but reiterated his concerns about the trailer staying on the lot with nothing happening. Mr. Horsley motioned that the Herring Bank COA be approved for one more year but wanted the concerns previously stated be included as part of the extension. Mr. Rathbun seconded the motion and the motion passed unanimously.

ITEM 3: Presentation by Downtown Amarillo Inc. on historic preservation and its impact on downtown economic development

Mr. Shaw introduced Mrs. Melissa Dailey and stated she would be giving the Board a presentation related to preservation of downtown's historic buildings. Mrs. Dailey began by stating how preservation of downtown's historic buildings need to be included in the conversation along with other economic development tools such as the DAUDS, the TIRZ and other actions related to downtown. Mrs. Dailey stated that the loss of so many downtown contributing structures has brought downtown to a tipping point of where we may not be able to revive downtown if we keep losing buildings. She stated that so much attention is given to the large buildings that sometimes it's easy to forget about some of the smaller building but that they all work together to create the fabric of downtown.

Mrs. Dailey then went through a slide presentation showing several pictures of buildings that have been torn down and discussed how they could have been reused and yet we continue to lose buildings. Mrs. Dailey stated that there was now more asphalt than buildings in downtown. Mrs. Dailey showed several small buildings and stated how they are the type of spaces that are conducive to attracting retail businesses and although some of those buildings may not have great architectural elements, they are still important to the success of downtown.

Mr. Rathbun asked about attracting retail and residential development because it seems that retail needs to have residences in close proximity to be successful but residents want services in close proximity to where they live and that is seems to be a chicken or the egg type situation. Mrs. Dailey said that neither would be successful if there were no buildings to support such development. She showed examples of the costs involved in rehabbing an existing structure and new construction and stated that there is a misconception that rehabbing buildings is more expensive than new construction. Mrs. Dailey also pointed out the taxable values that have been lost due to demolition of buildings. The Board thanked Mrs. Dailey for the presentation and many

Board members stated that the presentation was well presented and that it raises some very important issues.

ITEM 4: Update by City Staff on amendments related to elements within the Downtown Amarillo Urban Design District Standards and the related development review process

Mr. Shaw gave the Board a report on a public meeting that was held April 29th to discuss the proposed DAUDS amendments. Mr. Shaw said that over 900 notices were mailed to property owners within the downtown urban design district notifying them of the meeting and that the meeting was well attended. Mr. Shaw said there were several questions on how the amendments applied to their properties but there were no negative type questions or comments related to the standards themselves. Mr. Shaw stated that staff would be moving forward now with presenting the amendments to the Planning and Zoning Commission and that the DDRB would be notified of those meetings.

ITEM 5: Public Forum

Hearing no comments, Chairman Smith moved to Item number 6.

ITEM 6: Consider Future Agenda Items

Hearing none, Chairman Smith adjourned the meeting.

Kelley Shaw
Planning Director