

CITY OF AMARILLO, TEXAS

DOWNTOWN URBAN DESIGN REVIEW BOARD

NOTICE OF PUBLIC MEETING

NOTICE is hereby given that the Downtown Amarillo Urban Design Review Board will meet at 5:30 pm at 808 S. Buchanan, **Room 275** located on the second floor of the Simms Building, Amarillo, Texas, on Thursday, March 1st, 2018. The subjects to be considered at the meeting are shown on the agenda below.

AGENDA

- ITEM 1:** Public Comment: Citizens who desire to address the Downtown Amarillo Urban Design Review Board with regard to matters on the agenda or having to do with policies, programs, or services will be received at this time. The total time allotted for comments is three (3) minutes per speaker. The board may not discuss items not on this agenda, but may respond with factual, established policy information, or refer to staff. (*Texas Attorney General Opinion. JC-0169*) If you wish to speak regarding an item on the agenda, please hold your comments until that item is introduced.
- ITEM 2:** Approval of February 1st, 2018 Downtown Amarillo Urban Design Review Board meeting minutes.
- ITEM 3:** COA-17-38: A request for variance from the requirement that fencing along walkway corridors and the parking lots within the Downtown Urban Design District have a 75% transparency, a sidewalk width of 7', and street trees in furnishing areas, to allow a security CMU block wall, a 5' wide sidewalk, and no street trees along S Taylor Street on the north site at the following location: 111 S Taylor Street and 215 S Taylor Street, legally described as Lots 1 - 20, Block 25, Glidden and Sanborn Unit No. 1; and Lots 3 - 19, Block 4, Glidden and Sanborn Unit No. 1. [*Section 4-10-122, pg. 15 & 24, Downtown Amarillo Urban Design Standards*]
- ITEM 4:** COA-18-04: A request for variance from the requirement that sidewalk in the walkway corridors within the Downtown Urban Design District have a minimum width of 7', to allow an 4' unobstructed sidewalk width at the following location: 509 S Grant Street, legally described as Lots 17 - 20, Block 352, Mirror Addition Unit No. 1. [*Section 4-10-122, pg. 11, Downtown Amarillo Urban Design Standards*]
- ITEM 5:** COA-18-05: A request for variance from the requirement that street-facing facades shall have significant transparency with windows, to allow 100% coverage of lower windows with temporary window signs (other images) at the following location: 600 S Buchanan Street, legally described as Lots 1 - 5, and 10, Block 83, Plemons Addition Unit No. 1. [*Section 4-10-122, pg. 14 & 32, Downtown Amarillo Urban Design Standards*]
- ITEM 6:** Consider future agenda items

SIGNED this 26th day of February 2018.



AJ Fawver, AICP, CNU-A

The Simms Building is accessible to individuals with disabilities through the main entrance. Parking spaces for individuals with disabilities are available in the front parking lot. The building is equipped with restroom facilities, communications equipment, and elevators that are accessible. Individuals with disabilities, who require special accommodations or a sign language interpreter, must make a request with the City Secretary's Office 48 hours prior to meeting time by telephoning 378-3014 or the City TDD number at 378-4229.

STATE OF TEXAS §

COUNTIES OF POTTER §
AND RANDALL §

CITY OF AMARILLO §

On the 1st day of February, 2018, the Downtown Design Review Board met in a scheduled session at 5:30 p.m. in Room 275 located on the second floor of the Simms Building, 808 S. Buchanan, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Steve Gosselin	Y	34	30
Steve Pair, Chairman	Y	17	13
Cole Camp	Y	12	12
Cindi Bulla	Y	12	11
Gary Jennings	Y	12	10
Verlinda Watson	N	12	1
Becky Heinen	Y	12	8
Alan Cox (alternate)	Y	9	8

Staff in Attendance:

AJ Fawver, AICP, CNU-A, Planning Director
Cody Balzen, Planner I
David Moore, Planner I
Hannah Green, Recording Secretary

Sherry Bailey, Senior Planner
Jeffrey English, Planner I
Courtney White, Assistant City Attorney I

ITEM 1: Public Comment: Citizens who desire to address the Downtown Amarillo Urban Design Review Board with regard to matters on the agenda or having to do with policies, programs, or services will be received at this time. The total time allotted for comments is three (3) minutes per speaker. The board may not discuss items not on this agenda, but may respond with factual, established policy information, or refer to staff. (*Texas Attorney General Opinion. JC-0169*) If you wish to speak regarding an item on the agenda, please hold your comments until that item is introduced.

No comments were made.

ITEM 2: Approval of December 7, 2017 Downtown Urban Design Review Board meeting minutes.

Chairman Pair asked for corrections, deletions or changes to the minutes of December 7, 2017. Motion was made by Board Member Cox, seconded by Board Member Bulla, to approve the minutes as submitted. Motion passed unanimously, 7-0.

ITEM 3: COA-17-30: A request for variance from the requirement that Outdoor Electronic Message Display (EMD) Signs within the Downtown Urban Design District have no more than 25% of the sign face devoted to changeable copy, in order to allow a sign which has 53% of the sign face devoted to changeable copy on an existing pole sign at the following location: 1115 S Taylor Street, legally described as Lots 6 - 10, Block 149, Plemons Addition Unit No. 1. [Section 4-10-122, pg. 38, Downtown Amarillo Urban Design Standards]

Jeffrey English, Planner I, advised the project consists of an outside display of an existing pole sign. Mr. English presented that the variance request would not meet DAUDS standards regarding the size of the sign face. Mr. English ended his presentation with a staff recommendation of denial as submitted.

Chairman Pair asked if there were any questions or comments. Board Members questioned city staff regarding the details of the case. Ray Cox and Andrew Mitchell, the applicants, stood to also take questions and explain further details regarding their request for variance.

A motion to deny the variance for this project as submitted was made by Board Member Gosselin, seconded by Board Member Bulla. The motion passed 6-1 with Board Member Jennings opposed.

ITEM 4: COA-18-02: A request for variance from the standard prohibiting pole signs in the Downtown Amarillo Urban Design District, to allow an existing pole to be used as a pole sign, at the following location: 1004 S Tyler Street, legally described as Lot 1, Block 137, Plemons Addition Unit No. 1. [Section 4-10-122; pg. 26 & 27, Downtown Amarillo Urban Design Standards]

Both Board Member Jennings and Board Member Pair abstained from voting due to conflict of interest and joined the public for this item. Board Member Camp exited the meeting at 5:55pm. Board Member Bulla served as acting Chairman for this item.

Cody Balzen, Planner I, advised the project consists of an existing pole that is wanted to be replaced and used as a pole sign. Mr. Balzen stated that the existing pole does not meet the Pedestrian Right of Way standard nor the Pedestrian Scale. He ended his presentation with a staff recommendation of denial as submitted.

Acting Chairman Bulla asked if there were any questions or comments. Board Members asked Mr. Balzen questions regarding the details of the variance. Speaking on behalf of Firestone, Greg Bliss took further questions from the board. Mr. Bliss stated that the building is currently listed as a National Historic Landmark. Mr. Bliss answered further questions regarding this request.

A motion to deny the variance for this project as submitted was made by Board Member Heinen, but it failed for lack of a second. Another motion, to approve the request with the condition that the variance only exists so long as the property maintains its official historic designation, was made by Board Member Cox and seconded by Board Member Gosselin. The motion passed, 3-1 with Board Member Heinen opposed.

ITEM 5: COA-18-03: A request for variance from all applicable standards outlined in the walkways, building edge, street grid, and parking sections of the Downtown Amarillo Urban Design Standards, located in the Downtown Amarillo Urban Design District at 621 SW 6th Ave, legally described as Lot 20 to Lot 11, Block 74, Glidden and Sanborn Unit [Section 4-10-122; Downtown Amarillo Urban Design Standards]

Both Board Member Jennings and Board Member Pair rejoined the board at this time.

David Moore, Planner 1, advised the project consists of a request for variance regarding all standards applicable to this case. Mr. Moore ended the presentation with a staff recommendation of denial as submitted.

Chairman Pair asked if there were any questions or comments. None were made.

A motion to deny the variance for this project as submitted was made by Board Member Gosselin, seconded by Board Member Jennings. The motion passed unanimously, 7-0.

ITEM 6: Consider future agenda items

AJ Fawver, Planner Director, introduced the new Senior Planner, Sherry Bailey. Ms. Fawver also noted that there was a discussion regarding the merging of the Board of Landmarks and the Downtown Amarillo Urban Design Review Board. Ms. Fawver further discussed possible future policies in terms of putting more properties on a historic registry as well as warehouse districts.

No further comments were made; Chairman Pair adjourned the meeting at 6:35pm.



AJ Fawver, AICP, CNU-A
Planning Director



DOWNTOWN AMARILLO URBAN DESIGN STANDARDS DOWNTOWN DESIGN REVIEW BOARD

Certificate of Appropriateness

Project Information: COA-17-38, 2018 DDRB Hearing (3/1/2018)

Project Name: SE 2nd Ave. & S Taylor St. – Amarillo Police Dept, Parking upgrade & expansion
Project Address: 111 and 215 S Taylor Street, Amarillo, TX
Zoning: Central Business District (CB) & Light Industrial District (I-1)
Historic Designation: () National () State () Local (X) N/A
Construction: (X) New (X) Renovation/Remodel () Addition

Basic Description of Project:

The project consists of redeveloping two parking lots on two different existing sites for use by the Amarillo Police Department (APD) to use for officer's personal vehicles and police department vehicles. There is also an existing building on the north site that will not be changed with any major modifications to the exterior.

Site amenities will include pedestrian walkways, pedestrian lighting, and street trees along all right-of-way frontages.

Basic Physical Characteristics:

The development will consist of new construction, specifically, the expansion of an existing parking lot that is used by APD currently. The other portion is a gravel lot that will be brought up to DAUD standards. The facility's construction materials will include concrete, asphalt, and CMU blocks. Downtown Amarillo Urban Design Standards (DAUDS) elements proposed are pedestrian sidewalks, street trees, and pedestrian lighting.

Standards that Apply to Review:

Walkway Corridor

Street Tree Standards:

- Street trees must be a species from an approved list and are required to be placed within 2-4' of the curb and have permanent irrigation. Trees must be a minimum of 3" caliper and spaced a maximum of 25'.
 - The site plan submitted for this project indicates a total of 51 street trees (all new but 1) of 3" caliper on the south site and 9 street trees (all new) of 3" caliper on the north site with all being within the appropriate furnishing zone along all frontages, and all street trees provided are from the approved street tree list. Tree spacing varies on all streets due to driveways, sidewalks, and utilities; however, the proposed spacing appears to be 25' between proposed trees and existing

trees. Drip irrigation will be provided for planting areas. All street trees meet standards, except for the north site along South Taylor Street with a shorter width sidewalk not leaving enough room for street lighting and street trees. As such, **the applicant has requested a variance** from this standard set out in the DAUDS, which is addressed in the Variances section below.

○

Sidewalk Standards:

- A 7' (minimum) unobstructed pedestrian pathway is required.
 - The site plan submitted for this project indicates a proposed 5' unobstructed sidewalk, 2' less than the minimum width required. The proposal of 5' is because the applicant is working in a tight space between TxDOT right-of-way for an overpass for South Taylor Street and following the city's driveway and parking standard manual for the parking lot. As such, **the applicant has requested a variance** from this standard set out in the DAUDS, which is addressed in the Variances section below.

Pedestrian Light Standards:

- Installation of pedestrian lighting is required for new developments and redevelopments of vacant buildings. Pedestrian lights shall be the designated design for downtown. Pedestrian lights shall be located approximately at the midpoint between street trees. Maximum spacing is 50'. Lights shall be located in the furnishing zone. Spacing requirements can be adjusted to accommodate mature existing trees, curb cuts, fire hydrants, fixed infrastructure elements, steps and existing buildings. All lighting within the walkways shall cast a white light.
 - A portion (north site) of the proposed site plan shows no pedestrian lighting, and therefore does not meet any of the pedestrian lighting standards. The applicant has no room to place lighting on such a thin sidewalk as seen above, leaving all 5' for pedestrian access. As such, **the applicant has requested a variance** from this standard set out in the DAUDS, which is addressed in the Variances section below.

Street Grid and Parking

- Minimum Standard: Parking lots adjacent to the pedestrian walkway shall be visually screened with landscaping and/or fencing or walls of 3- 4' in height. Fencing and walls must be of high quality material, such as metal, wrought iron, brick or stone. Private, secured parking lots may be fenced with quality fencing materials and be no higher than 6' tall.
 - Proposal: There are two existing parking lots which are adjacent to the pedestrian walkway along South Taylor Street; the first parking lot (south site), which encompasses the entire block north of the APD headquarters, proposes a 6' high CMU block wall for the protection of Police vehicles that has 0% transparency with 6'4" tall columns spaced every 20' apart. The second parking lot (north site), which is north across SE 2nd Avenue from the south site, proposes the same CMU block wall that also has 0% transparency. As such, **the applicant has requested a variance**, which is addressed in the Variances section below.

Variances

Variance 1: A complete variance from the requirement to provide street trees, to allow the development with no street trees along South Taylor Street on the north site.

Variance 2: A 2' variance from the 7' minimum sidewalk widths to allow 5' sidewalks along South Taylor Street on the north site.

Variance 3: A complete variance from the requirement to provide pedestrian lighting, to allow the part of the development with no pedestrian lighting along South Taylor Street on the north site.

Variance 4: A complete variance from the 75% fence transparency, to allow a 0% fence transparency on the parts of the developments on the both north and south sites.

Justification Provided by the Applicant:

Overall, the applicant counters that many of these standards would cause negative effects on its employees and their parking arrangements. When submitting a variance application, the developer is required to provide justification for the variance(s). The questions (numbers), along with the applicant's responses (bullets), are shown below.

1. Explain how there are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations or Downtown Amarillo Urban Design Standards will deprive the property owner of the reasonable use of his land.
 - If land is taken to install streetscape, it will deprive owner of 18 parking spaces (Along South Taylor Street) and associated drive lanes that need to meet the city's driveway and parking standards manual per the Engineering Department.
 - The Police Department requires the security of the 6'2 3/8" masonry wall (fence) to protect police vehicles.
 - For the sidewalks to meet ADA requirements (3' wide unobstructed) along South Taylor Street, there is not enough room for pedestrian lighting on the north site.
2. Explain how the variance is necessary for the preservation and enjoyment of a substantial property right of the property owner.
 - The owner has previously lost the west 30 feet of these lots to "frontage roads" due to construction of the TxDOT overpass for South Taylor Street.
 - The privacy and security required by the Police needs this height for the wall (fence).
3. Explain how the granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.
 - The street is a one-way and subject to very light traffic.
 - The wall (fence) will be attractive while providing the security the Police require and will improve the appearance of the subject property.
4. Explain how the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Subdivision Ordinance or disrupt the adopted pattern of development for the Downtown Amarillo Overlay District.
 - Due to the very light traffic, the pattern of development for the downtown Amarillo district will not be disrupted.
 - The property is on the edge of the central business district (CB) and is partly an industrial zone (I-1). Along with the streetscaping the wall (fence) will improve the appearance of the property.

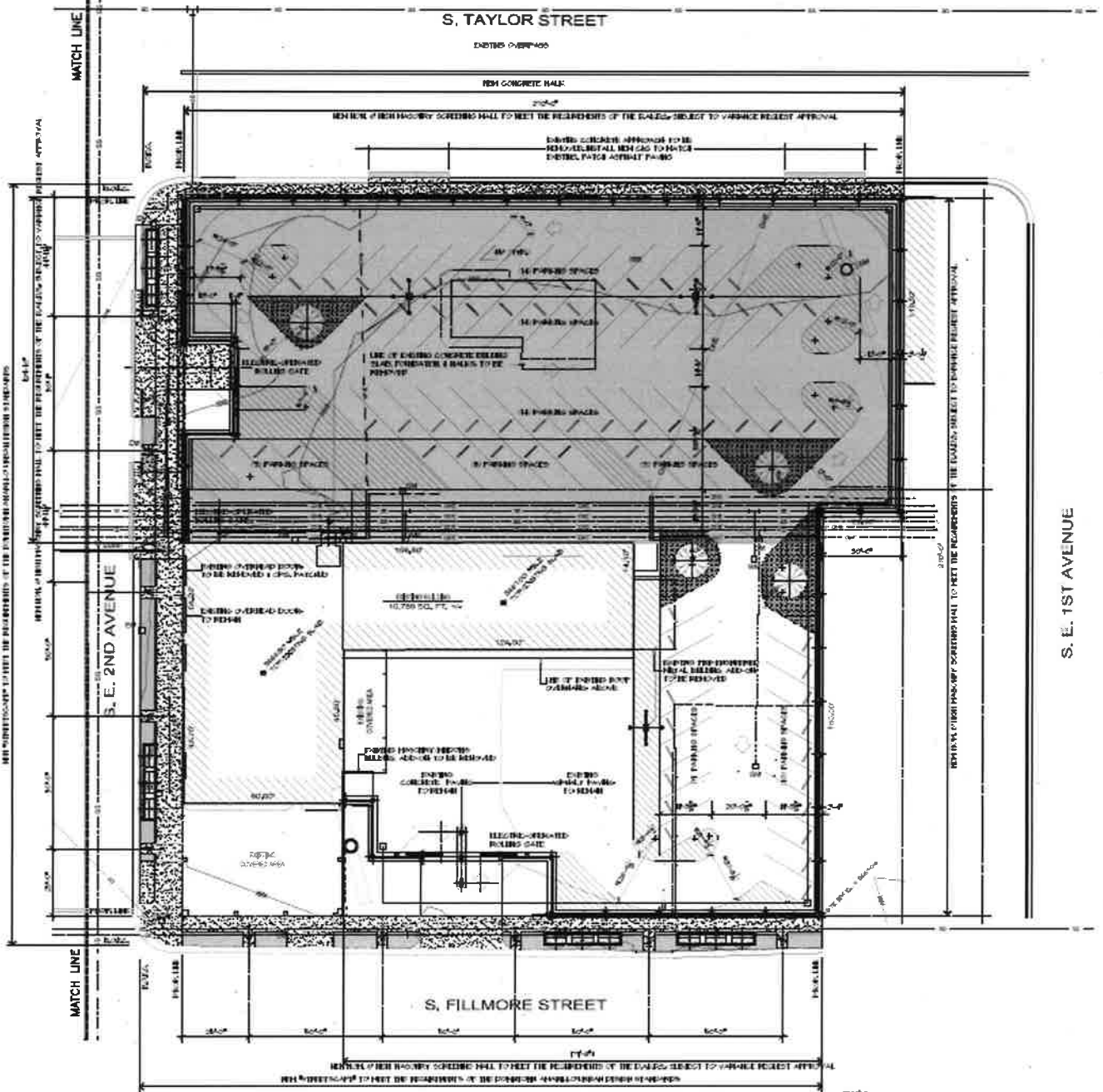
History & Previous Approvals

There are no previous DAUD cases in this part of the district. As for previous approvals for such variances in the DAUDS district, there are a couple that allowed fencing to be less than 75% transparent (Most recently, COA-17-08 at 609 S Grant Street allowed for a 0% transparent security wall) and several that allowed for less than 7' wide sidewalks (Most recently, COA-17-15 at 1300 S Van Buren Street for a 5' sidewalk).

Staff Recommendation:

In light of the previous discussion and past approvals by the DDRB, considering the police department/security nature and behavior of this facility, and also taking into account the location of this site slightly outside the typical downtown development pattern (more industrial/warehouse area) **staff recommends approval of the item as presented along with variances 1 - 4.**

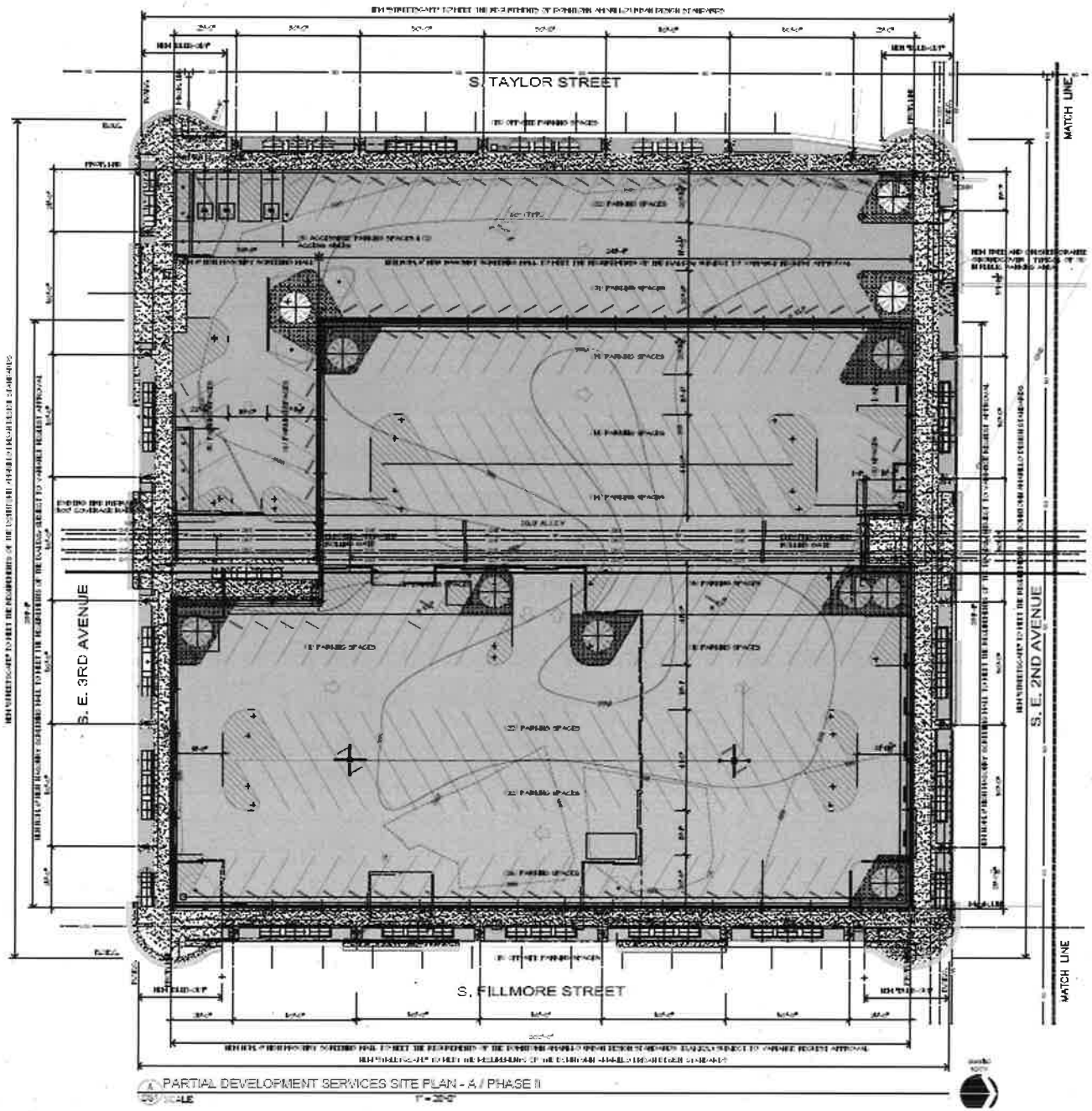
North Site:



PARTIAL DEVELOPMENT SERVICES SITE PLAN - B / PHASE I
 1/2" = 1'-0" SCALE

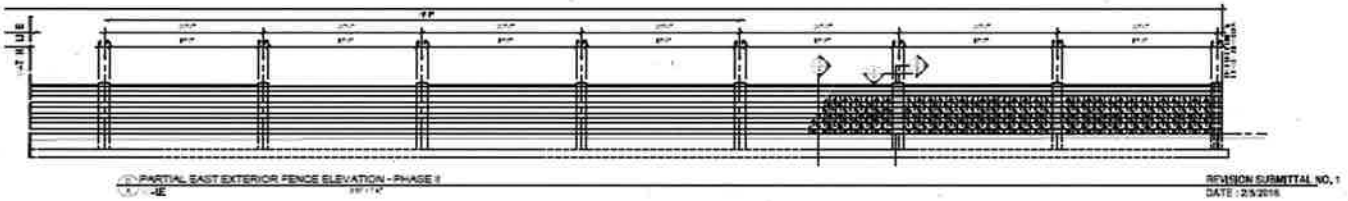
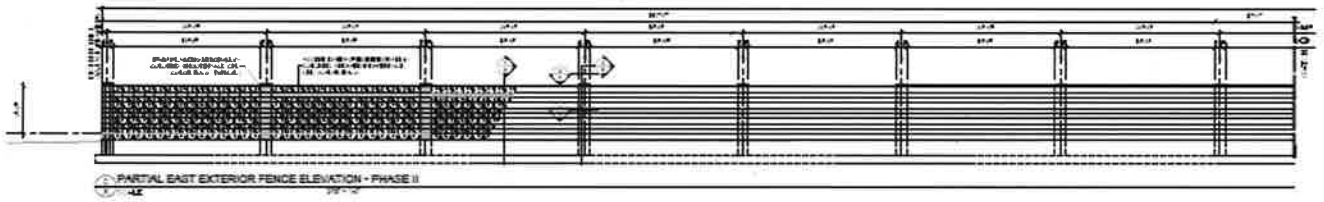
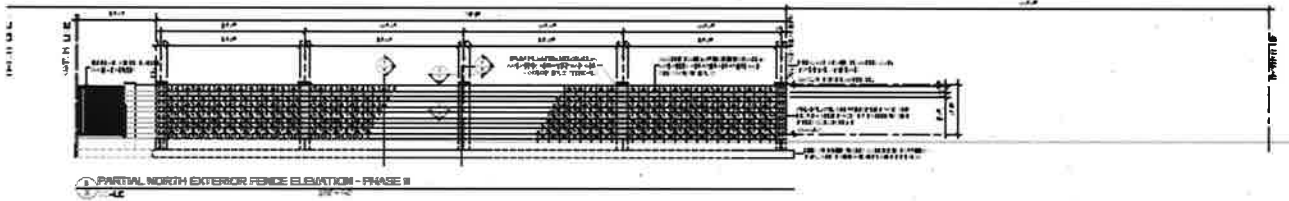
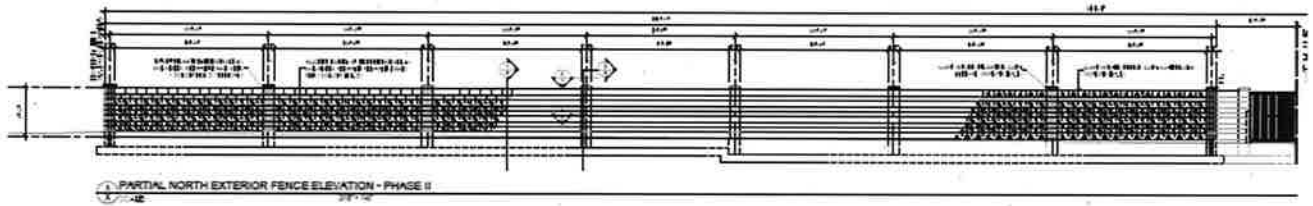


South Site:

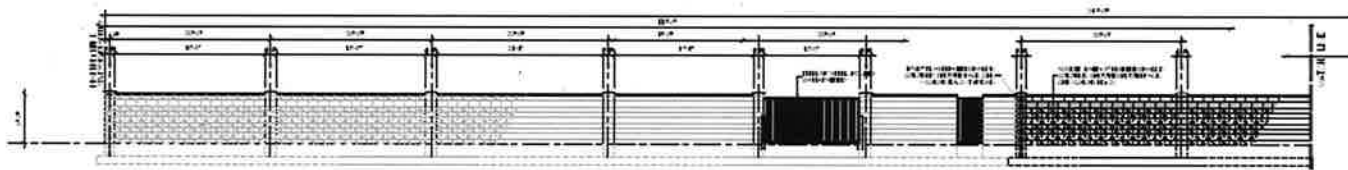


PARTIAL DEVELOPMENT SERVICES SITE PLAN - 4 / PHASE II
 SCALE 1" = 20'

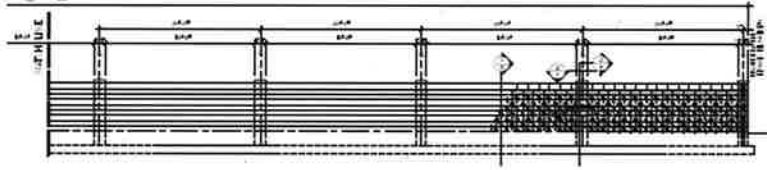
Fencing Elevations (PDFs will be available during the DDRB meeting):



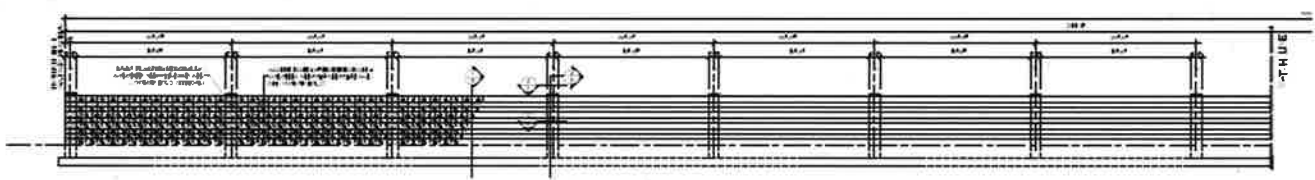
REVISION SUBMITTAL NO. 1
DATE: 2/5/2016



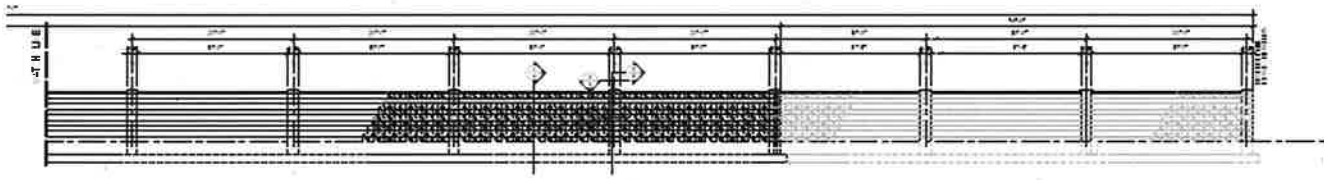
PARTIAL SOUTH EXTERIOR FENCE ELEVATION - PHASE II



PARTIAL SOUTH EXTERIOR FENCE ELEVATION - PHASE II

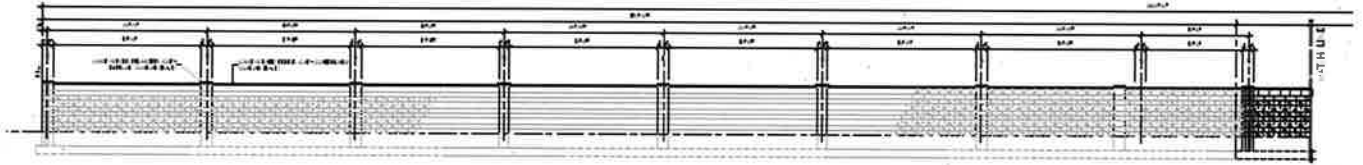


PARTIAL WEST EXTERIOR FENCE ELEVATION - PHASE II

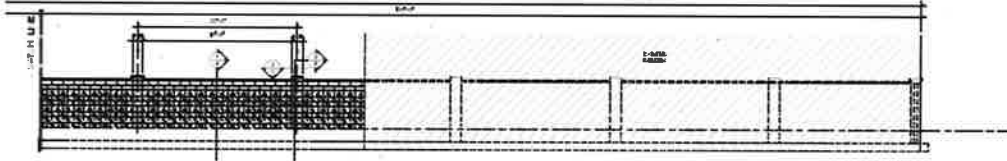


PARTIAL WEST EXTERIOR FENCE ELEVATION - PHASE II

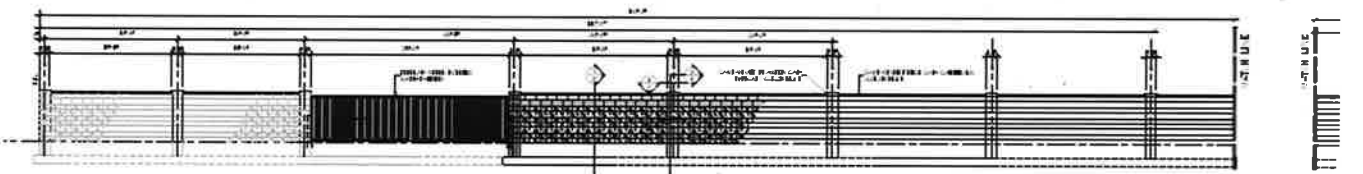
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DATE: 04/20/18



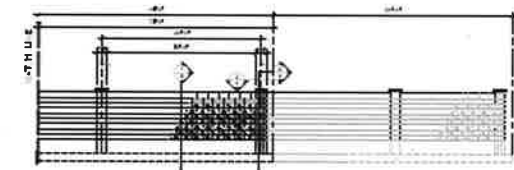
① PARTIAL NORTH EXTERIOR FENCE ELEVATION - PHASE I
 1/4" = 1'-0"



② PARTIAL NORTH EXTERIOR FENCE ELEVATION - PHASE I
 1/4" = 1'-0"

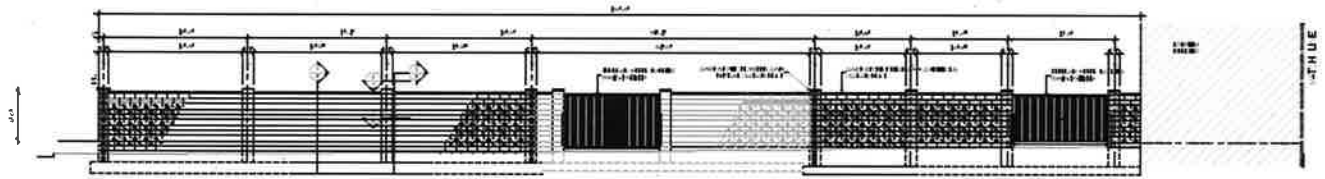


③ PARTIAL EAST EXTERIOR FENCE ELEVATION - PHASE I
 1/4" = 1'-0"



④ PARTIAL EAST EXTERIOR FENCE ELEVATION - PHASE I
 1/4" = 1'-0"

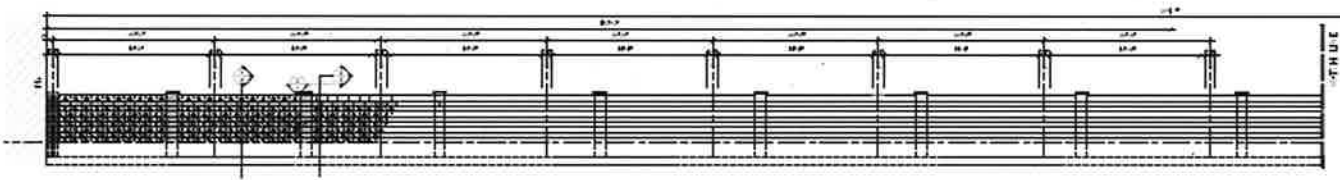
REVISION SUBMITTAL NO. 1
 DATE: 2/5/2018



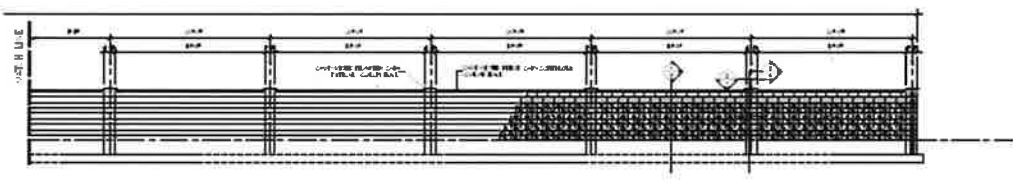
1 PARTIAL SOUTH EXTERIOR FENCE ELEVATION - PHASE I



2 PARTIAL SOUTH EXTERIOR FENCE ELEVATION - PHASE I



3 PARTIAL WEST EXTERIOR FENCE ELEVATION - PHASE I



4 PARTIAL WEST EXTERIOR FENCE ELEVATION - PHASE I

REVISION SUBMITTAL NO. 1
DATE: 2/5/2018



DOWNTOWN AMARILLO URBAN DESIGN STANDARDS DOWNTOWN DESIGN REVIEW BOARD

Certificate of Appropriateness

Project Information: COA-18-04, 2018 DDRB Hearing (3/1/2018)

Project Name: 509 S Grant Street Brewery
Project Address: 509 S Grant Street, Amarillo, TX
Zoning: Light Industrial District (I-1)
Historic Designation: () National () State () Local (X) N/A
Construction: (X) New (X) Renovation/Remodel () Addition

Basic Description of Project:

The project consists of redeveloping an old warehouse for a brewery at 509 S Grant Street.

Site amenities will include pedestrian walkways, pedestrian lighting, and street trees along all right-of-way frontages.

Basic Physical Characteristics:

The development will consist of renovating an existing building, specifically façade and sidewalks. The facility's construction materials will include concrete, wood, brick, and glass. Downtown Amarillo Urban Design Standards (DAUDS) elements proposed are building edge, pedestrian sidewalks, street trees, and pedestrian lighting.

Standards that Apply to Review:

Walkway Corridor

Street Tree Standards:

- Street trees must be a species from an approved list and are required to be placed within 2-4' of the curb and have permanent irrigation. Trees must be a minimum of 3" caliper and spaced a maximum of 25'.
 - The site plan submitted for this project indicates a total of 4 street trees (all new) of 3" caliper with all being within the appropriate furnishing zone along all frontages, and all street trees provided are from the approved street tree list. Tree spacing varies on all streets due to driveways, sidewalks, and utilities; however, the proposed spacing appears to be 25' between proposed trees. Drip irrigation will be provided for planting areas. All street trees meet standards. Thus, **meeting the standard** set out in the DAUDS.

Sidewalk Standards:

- A 7' (minimum) unobstructed pedestrian pathway is required.
 - The site plan submitted for this project indicates a proposed 4' unobstructed sidewalk, 3' less than the minimum width required. The proposal of 4' is because the applicant is working in a tight space between the right-of-way and an existing loading dock on the building that will be converted to a porch. This porch is higher than regular elevation, thus will require stairs and ADA ramp to access the inside of the building which will reduce the 7' into a 6' wide sidewalk area. Out of the 6', 2' is the furnishing zone and only 4' is unobstructed with no street lights or street trees hindering the pathway and meeting ADA requirements. The proposed stairs/ramp and porch are all located within their property and do not encroach into the public Right-of-way (ROW). This proposed porch is to be located in what use to be ROW that vacated 14.6' by 300' back in 1992 (V-92-10, Ord No. 5968). Thus leaving very little room for DAUD standard sidewalk and their building's access. As such, **the applicant has requested a variance** from this standard set out in the DAUDS, which is addressed in the Variances section below.

Pedestrian Light Standards:

- Installation of pedestrian lighting is required for new developments and redevelopments of vacant buildings. Pedestrian lights shall be the designated design for downtown. Pedestrian lights shall be located approximately at the midpoint between street trees. Maximum spacing is 50'. Lights shall be located in the furnishing zone. Spacing requirements can be adjusted to accommodate mature existing trees, curb cuts, fire hydrants, fixed infrastructure elements, steps and existing buildings. All lighting within the walkways shall cast a white light.
 - The site plan submitted shows 2 new street lights meeting the standard design and the minimum spacing requirements. Thus, **meeting the standards** set forth in the DAUDS.

Variances

Variance 1: A 3' variance from the 7' minimum sidewalk widths to allow 4' unobstructed sidewalks along South Grant Street.

Justification Provided by the Applicant:

Overall, the applicant counters that many of these standards would cause negative effects on its employees and their parking arrangements. When submitting a variance application, the developer is required to provide justification for the variance(s). The questions (numbers), along with the applicant's responses (bullets), are shown below.

1. Explain how there are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations or Downtown Amarillo Urban Design Standards will deprive the property owner of the reasonable use of his land.
 - Because the building's dock height, pedestrian access into the building will require stairs or ramp or wheelchair lift to be constructed on the front of the property.
2. Explain how the variance is necessary for the preservation and enjoyment of a substantial property right of the property owner.
 - The leasee also requests development of an outdoor seating area (the existing dock), thus reducing the mandatory width of the furnishing zone and sidewalk.

3. Explain how the granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.
 - If the proposed sidewalk/furnishing zone is combined to a 6' width applicant believes adequate space is allowed for pedestrians.

4. Explain how the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Subdivision Ordinance or disrupt the adopted pattern of development for the Downtown Amarillo Overlay District.
 - If the S Grant Street corridor had special standards for dock height buildings, a variance would not be required and a precedence would not occur.

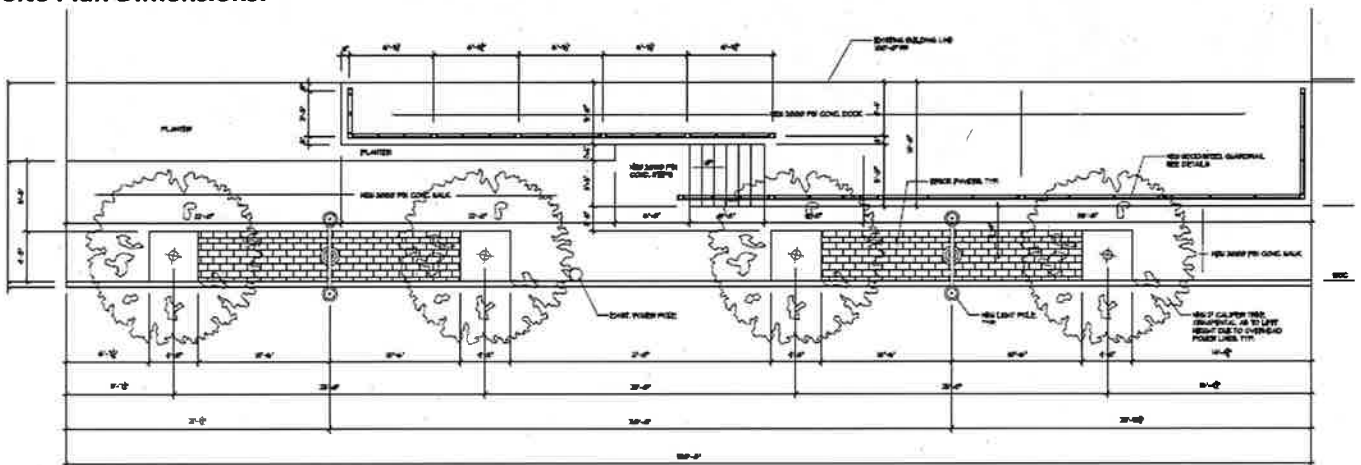
History & Previous Approvals

There are several previous DDRB cases that allowed for less than 7' wide sidewalks (Most recently, COA-17-15 at 1300 S Van Buren Street for a 5' sidewalk).

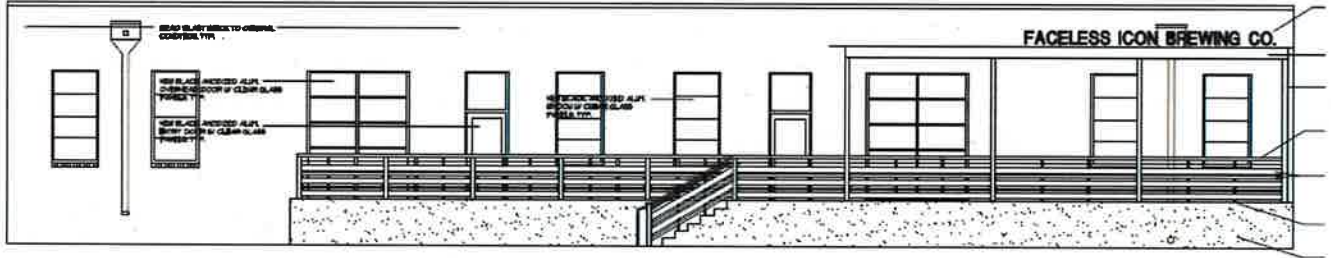
Staff Recommendation:

In light of the previous discussion and past approvals by the DDRB, and also taking into account the location of this site slightly outside the typical downtown development pattern (more industrial/warehouse area) **staff recommends approval of the item as presented along with variance 1.**

Site Plan Dimensions:



Site Plan West Façade Elevation:



SCALE: 1/8" = 1'-0"

SketchUp Rendering 1:



SketchUp Rendering 2:





DOWNTOWN AMARILLO URBAN DESIGN STANDARDS DOWNTOWN DESIGN REVIEW BOARD

Certificate of Appropriateness

Project Information: COA-18-05, 3/1/2018 DDRB Hearing

Project Name: SE 7th Ave. & S Buchanan St. –Parking Garage Retail Spaces: Temporary Window Images
Project Address: 600 S Buchanan Street, Amarillo, TX
Zoning: Central Business District (CB)
Historic Designation: () National () State () Local (X) N/A
Construction: () New () Renovation/Remodel (X) Addition

Basic Description of Project:

The project consists of the placement of multiple window images along the lower windows along South Buchanan Street.

Site amenities will include building edge standards to an existing building and public parking structure.

Basic Physical Characteristics:

The development already exists and will have window images placed on the windows of the existing facility. DAUDS elements proposed in this case include only Building Edge.

Standards that Apply to Review:

Building Edge

- Minimum Standard: Street-facing facades shall have significant transparency with windows.
 - Proposal: The applicants have submitted a material example, a see through mesh (Perforated Vinyl) that can stick to the inside of windows. The material is not 100% opaque, thus is recommended for use over their other material submitted (3M shiny glossy material) which was not see through or better known as 100% opaque. The Local Government Corporation (LGC) has discussed and decided upon this material to cover the windows to help make the retail spaces look more attractive to sell. These window images will be temporary and will be removed once a space is finished out at the latest.

Variations

Request

The developer has submitted a request for the DDRB to grant a variance from the applicable standards:

Variance 1: A temporary partial variance from the requirement of significant transparency with windows.

Justification Provided by the Applicant:

Overall, the applicant counters that many of these standards would cause negative effects on its residents and their living arrangements. When submitting a variance application, the developer is required to provide justification for the variance(s). The questions (numbers), along with the applicant's responses (bullets), are shown below.

1. Explain how there are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations or Downtown Amarillo Urban Design Standards will deprive the property owner of the reasonable use of his land.
 - This is first generation space that will not be finished until a tenant is acquired. The space is intended to have the most interest once the AA ball park is completed in 2019.
2. Explain how the variance is necessary for the preservation and enjoyment of a substantial property right of the property owner.
 - The property is unoccupied and has never been occupied. The owner would like to use the windows, on the first level, as marketing/advertising space for the lease of the property.
3. Explain how the granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.
 - The windows will only be, up to 100% covered (3M shiny glossy material), while no one is occupying the space.
4. Explain how the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Subdivision Ordinance or disrupt the adopted pattern of development for the Downtown Amarillo Overlay District.
 - Once the space occupied, the signage will be permanently removed.

History & Previous Approvals

There was one approved variance for significant transparency of windows for the BCS Assisted Living Building on their campus (COA-17-04) done in March 2017. This allowed for a complete variance from the transparency of windows because the building was going to be more residential in nature, than commercial uses. As for the temporary window imagery or signage used to cover windows, there have been no previous cases in the DAUDS district.

Staff Recommendation:

As the perforated vinyl material the LGC has discussed will be temporary in nature and as the retail spaces are leased out and the tenant's finish out their shell spaces then the window images will be removed - **staff recommends approval** of the item as presented with an expiration date of April 1, 2019 to remove the window

images and an option to extend that expiration date if the Downtown Design Review Board so allows by a majority vote.

Perforated Vinyl Window Sign:

