

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 Wednesday, April 4th, 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 March 1st, 2018 Downtown Amarillo Urban Design Review Board meeting minutes.
- ITEM 3:** COA-18-06: A request for variance from the requirement that pedestrian lighting be painted black to allow for pedestrian lighting to be painted maroon at the following locations: 720 S Tyler Street and 800 S Harrison Street, legally described as Lot 1, Block 89, Plemons Addition Unit No. 19; and most of Block 103, Plemons Addition Unit No. 1. [*Section 4-10-122, pg. 11 & 13, Downtown Amarillo Urban Design Standards*]
- ITEM 4:** Consider future agenda items

SIGNED this 30th day of March 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 March 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	35	31
Steve Pair, Chairman	Y	18	14
Cole Camp	Y	13	13
Cindi Bulla	N	13	11
Gary Jennings	Y	13	11
Verlinda Watson	N	13	1
Becky Heinen	N	13	8
Alan Cox (alternate)	Y	10	9

Staff in Attendance:

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

Jeffrey English, Planner I
Hannah Green, Recording Secretary

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 February 1st, 2017 Downtown Urban Design Review Board meeting minutes.

Board Member Camp stated that a change needed to be made regarding the time he exited the last meeting. A motion to approve the minutes with the noted change was made by Board Member Camp, seconded by Board Member Jennings, passed unanimously.

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]

Jeffrey English, Planner I, advised the project consists of redeveloping two parking lots on two different existing sites for us by the Amarillo Police Department to use for officer's personal vehicles and department vehicles. Mr. English presented that the variance request would not meet DAUDS standards regarding fencing characteristics. Mr. English ended his presentation with a staff recommendation of approval as submitted given the nature of this case and the behavior of the facility.

Chairman Pair asked if there were any questions or comments. Board Members questioned city staff regarding the details of the case. Jerry Danforth, representing the city, stood to take questions and explain further details regarding the request for variance.

A motion to approve the variance for this project as submitted was made by Board Member Cox, seconded by Board Member Gosselin. The motion passed unanimously.

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]

Jeffrey English, Planner I, advised the project consists of renovating an existing warehouse for a brewery. Mr. English stated that the proposed sidewalk does not meet the DAUDS Sidewalk Standards. Mr. English ended his presentation with a staff recommendation of approval as submitted with variance 1.

Chairman Pair asked if there were any questions or comments. Board Members asked city staff questions regarding the details of the variance. Speaking for his application, Gregg Bliss took questions from the board.

A motion to approve the variance for this project as submitted was made by Board Member Camp, seconded by Board Member Gosselin. The motion passed unanimously.

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]

Jeffrey English, Planner 1, advised the project consists of the placement of multiple window image along the lower windows along South Buchanan Street. Mr. English ended the presentation with a staff recommendation of approval of the item as submitted with an expiration date of April 1st, 2019 to remove the window image and an option to extend that expiration date if the Board allows by majority vote.

Chairman Pair asked if there were any questions or comments. Rachel Shreffler, the applicant, stood to take questions from the board. City staff was also present to answer and provide examples of possible window coverings. There was a discussion regarding which covering to approve and the length of approval time.

A motion to approve the variance for this project was made by Board Member Jennings, seconded by Board Member Camp. The motion passed unanimously.

ITEM 6: Consider future agenda items

Sherry Bailey, Senior Planner, updated the Board on the progress of combining two boards under the Planning Department to better serve community. Board Member Camp requested an update regarding warehouse districts, which Ms. Bailey assured he would receive one once it was available.

No further comments were made; Chairman Pair adjourned the meeting at 6:09pm.



AJ Fawver, AICP, CNU-A
Planning Director



DOWNTOWN AMARILLO URBAN DESIGN STANDARDS DOWNTOWN DESIGN REVIEW BOARD

Certificate of Appropriateness

Project Information: COA-18-06, 4/4/2018 DDRB Hearing

Project Name: SW 8th Ave. & S Harrison St. – BCS, Office and Bus Garage
Project Address: 720 South Tyler Street & 800 South Harrison Street, Amarillo, TX
Zoning: Central Business District (CB)
Historic Designation: () National () State () Local (X) N/A
Construction: (X) New (X) Renovation/Remodel () Addition

Basic Description of Project:

The project consists of a brand new parking lot and new streetscaping for use as a West Texas A&M University (WTAMU)'s WT Center in Downtown Amarillo.

Site amenities will include pedestrian walkways, pedestrian lighting, and street trees along all right-of-way frontages except where underground utilities interfere with furnishing zones.

Basic Physical Characteristics:

The development will consist of building renovation and streetscaping. The facility's construction materials will include brick, steel, and glass. 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 plans submitted for this project indicates a total of 19 street trees (all are new) on WT Center property and 32 street trees (26 are new, 6 existing) on the Block 103 parking lot of 3" caliper or greater with all being within the appropriate furnishing zone along all frontages, and all new 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 is 25' between proposed trees and existing trees. Drip irrigation will be provided for planting areas. In summary, the proposal **meets the street tree standards** set out in the DAUDS.

Sidewalk Standards:

- A 7' (minimum) unobstructed pedestrian pathway is required.
 - The site plans submitted for this project indicates a proposed 7' unobstructed sidewalk on all of the properties. The proposal of a minimum 7' sidewalk for the DAUDS is correct, thus meeting the sidewalk standards.

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 proposed site plans show city approved pedestrian lighting, and the spacing also is adequate being 50'. However, the colors of these light poles are to be black per standard (Shown on Page 11 and 13 of DAUDS booklet) and the site plan notes them painted as maroon (WTAMU's standard colors). As such, the applicant has requested a variance for all light poles on their frontages, which is summarized 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 parking lots with one existing parking lot (Block 103) that will be improved which is adjacent to the pedestrian walkway along South Harrison Street for both lots; the (private) parking lots (Block 103 and WT Center) are screened on private property along all frontages with 4' fencing made of brick and wrought iron which meets the standards for private parking lot fence screenings.

Variances

Variance 1: A complete variance from street lighting color of black to allow the color maroon instead for WT's standard color.

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.

- The Strict Application regulating the light pole color to be black and not maroon (WT University Standard) will deter WTAMU from adhering to its own standard maroon (#3005 Red Wine) branding that plays a key to the university facility culture.
2. Explain how the variance is necessary for the preservation and enjoyment of a substantial property right of the property owner.
 - No Response Given.
 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.
 - No Response Given.
 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.
 - No Response Given.

History & Previous Approvals

There are no previous approvals for street pole color variances, nor are there any cases for DAUDS approval for this project because it is a state project and does not require a building permit from the city to start renovation.

Staff Recommendation:

Staff considered this request in light of the previous discussion with WTAMU (Their color standards per their university policy) and their architect to create precedence where if someone were to change light pole colors in the future, it would require a variance and the decision would head to the DDRB for their discussion and action. To summarize, the light poles would be the same design standard that is in the DAUDS booklet except they will be painted maroon instead of black that is found on Page 11 and 13 of the DAUDS booklet.

Staff recommends approval of the item as presented along with variance 1.

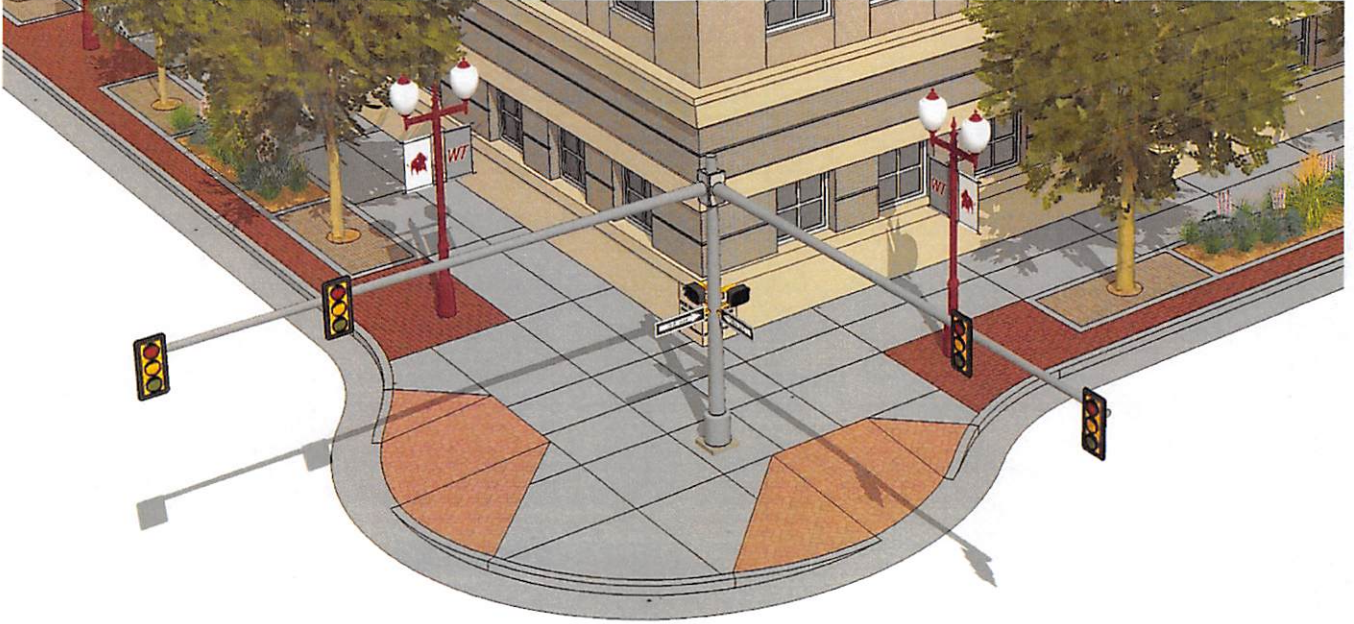
Screenshot of Streetscape (SW Side)



Screenshot of Streetscape (SE Side)

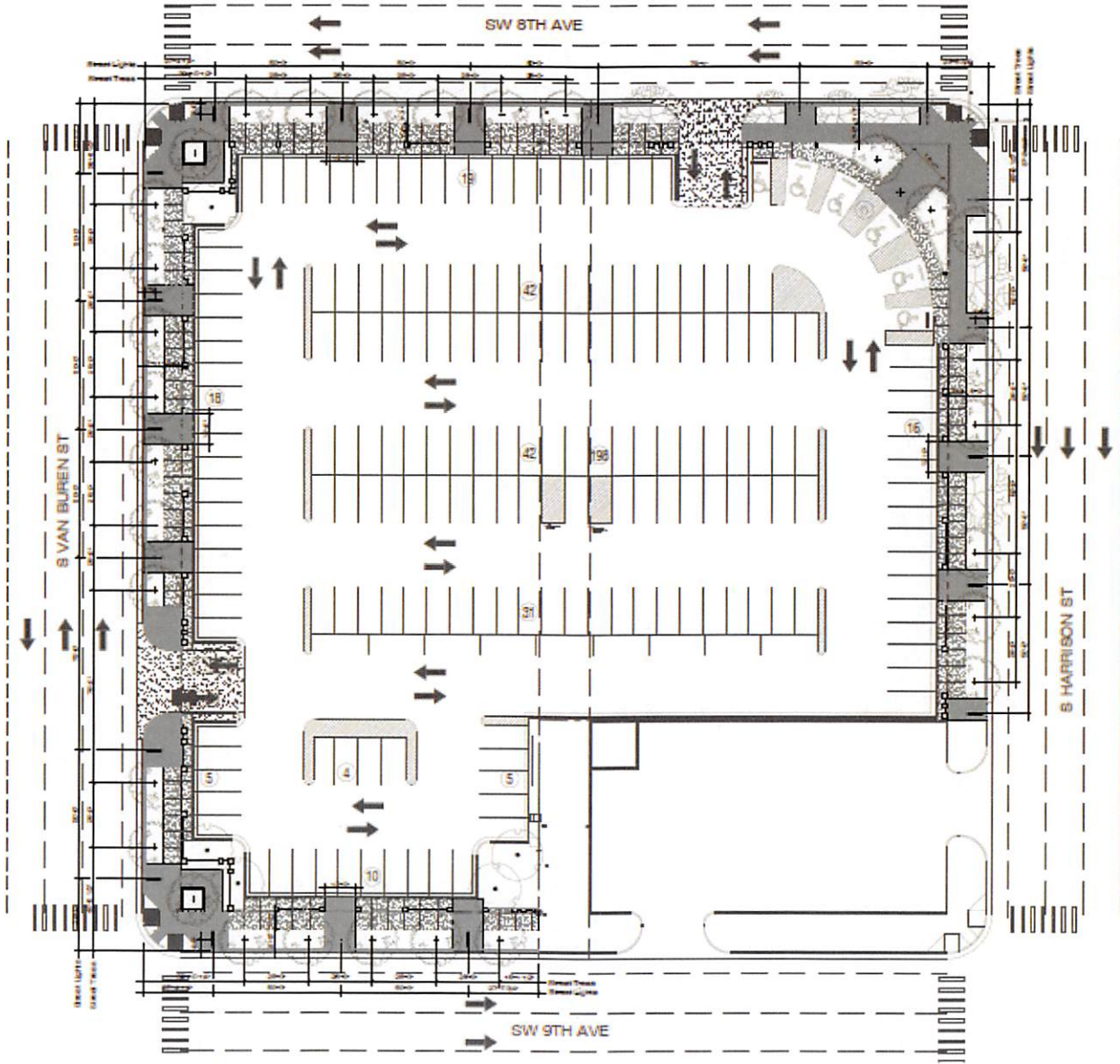


Close up of the Light Poles (Not representative of standard light poles, just for color variation)



LAVIN ARCHITECTS ©

Parking lot with the same light pole types as seen above. Block 103 Plemons Addition Unit No. 1 Lot.



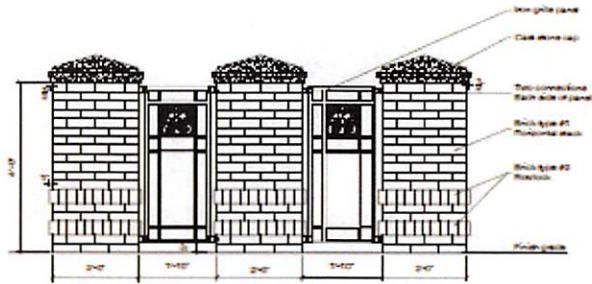
Site Layout Plan

Scale: 1" = 20'

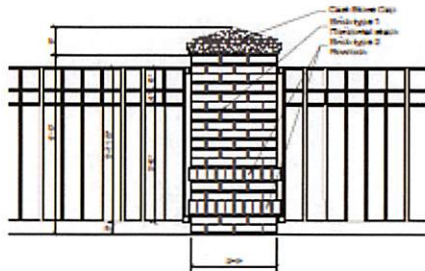
North

0 10 20 40 60

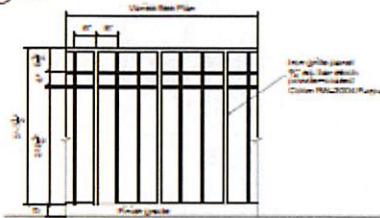
Fencing Elevations



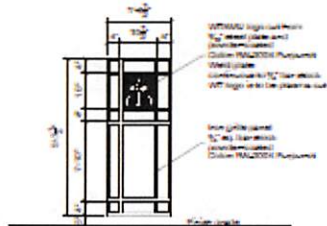
1 IRON FENCE AND COLUMN ELEVATION A



2 IRON FENCE AND COLUMN ELEVATION B



3 ELEVATION - IRON FENCE PANEL



4 ELEVATION - IRON FENCE PANEL W LOGO