

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

On the 25th day of August 2022, the Board of Review for Landmarks, Historic Districts, and Downtown Design met in a Special Meeting session at 5:30 p.m. in Room 105 of City Hall, 601 S. Buchanan Street, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Devin Savage	Y	3	2
Mike Ritter	Y	3	3
Cindi Bulla	Y	13	11
Gary Jennings	Y	13	12
Stephanie Daggett (Alternate)	Y	3	1
Chairman Wesley Knapp	Y	13	10
Alan Cox	Y	13	13
Vice Chairman Gregg Bliss	N	10	8

Staff in Attendance:

Emily Koller, Assistant Director of Planning and Development Services
 Brady Kendrick, Planner II
 Jerry Danforth, Facilities Manger
 Recording Secretary, Jenine Cruz
 Courtney White, Assistant City Attorney

Chairman Wesley Knapp called the meeting to order at 5:30pm.

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 public comments were made.

ITEM 2: Approval of the April 21, 2022 Board of Review for Landmarks, Historic Districts, and Downtown Design meeting minutes.

A motion to approve the April 21, 2022 minutes of the Board of Review for Landmarks, Historic, Districts, and Downtown Design meeting was made by Board Member Alan Cox and was seconded by Board Member Cindi Bulla.

The motioned passed unanimously.

ITEM 3: COA-22-09 Consideration of the Pavilion at the Santa Fe Depot Project, located in Blocks 350 and 351, and portions of Blocks 344 and 345, plus vacated public rights-of-ways, all in Holland’s Addition, an addition to the City of Amarillo, in Section 156, Block 2, A.B.&M. Survey, Potter County, Texas.

VICINITY: SE 3rd Ave. and S. Grant St.

APPLICANTS: Jerry Danforth for the City of Amarillo

Emily Koller, Assistant Director of Planning and Developmental Services presented the scope of the project being for the City of Amarillo open air structure designed to enhance the Santa Fe Depot to accommodate a variety of events on the city-owned tract at the corner of SE 3rd Ave. and S. Grant St. The pavilion itself is located between SE 5th and SE 4th Ave. The applicant is requesting variances from the Downtown Amarillo Design Standards (DAUDS) for walkway

standards, building edge standards (frontage), and fencing standards. The applicant wants to delay the installation of the walkway improvements to coincide with future projects in the area. Additionally, the applicant wants to locate the west edge of the building six feet from the property versus five feet. The pavilion is open air at ground level and offers some articulations through materials and color and is located near the frontage line in a manner that is appropriate for entertainment use which in Staff's opinion meets the intent. The last variance is to allow for an existing perimeter fence to remain to provide security. It will also meet transparency requirements and will separate the space from adjoining uses. Staff believes the variances do not take away from the core intent of the development standards and recommend approval as presented.

Jerry Danforth, Facilities Manager, gave a description of what this structure will be used for. It is to be used for a variety of events that the city will host, the largest being the WRCA Rodeo who have a large need for this. Regarding the scheme, the colors and structure changes will help the structures match the existing Santa Fe Depot near-by. Also, the City will light the structure will light the building both inside and outside with LED lighting to make the structure stand-out. The fencing variance is needed for security. The gaps in the façade are to allow for good airflow. If the gaps are higher than 10 feet, it would be detrimental to the rodeo and why they are proposing this. Mr. Danforth said he would be happy to take questions.

Board Member Gary Jennings asked if the intent is to eventually pave the site and under the structure?

Mr. Danforth stated that is the plan. City Council wanted to make the structure taller along with other events such as sports that would require a concrete deck. The initial scope doesn't require it as the rodeo requires dirt but eventually they will concrete it and will have to bring in dirt. The eave height is at 14 feet to allow for any truck traffic with equipment.

Board Member Mike Ritter asked if the building is a pre-fabrication building?

Mr. Danforth stated no, it is a custom build.

Board Member Mike Ritter is it a typical metal building and is that allowed in the Downtown area?

Mr. Danforth stated that the building will be metal but not all of it is metal.

Board Member Mike Ritter stated he has several issues with it. It blocks the Santa Fe Depot from Grant Street and is the most historical building in town and this will cover it up.

Board Member Mike Ritter stated he did not get a site plan and had asked for one.

Chairman Wesley Knapp stated that they should always get a site plan as it is hard to visualize where the building will go.

Board Member Mike Ritter stated that he fears this will set a precedent. He has a concern about the fencing and the use of the building. A pavilion is a place for people to gather, how can that be the case if it is fenced off? He calls this a rodeo arena and not a pavilion. He stated the building is already started and asked what the point of this board is if it is already started? Why are we on this board?

Mr. Danforth stated that they took a lot of what he asked into consideration. They spoke to the Railroad Museum. Traffic comes down Buchanan, not Grant Street. Traffic will come to this area via 3rd and with this building being lit up and a prominent structure for the area and will draw the eye to the Depot. They also asked the Railroad Museum about how to enhance the area further. The Madam Queen train will potentially be moved to the area. The finish to the building hasn't been 100% finalized but are incorporating façade changes to help the structure meet the DAUDs intent.

Board Member Mike Ritter said he feels like they are emphasizing the wrong building, they would be emphasizing the Santa Fe Depot. He thinks this situation is backwards. The Santa Fe Depot is a bigger piece of importance in his opinion. The fence will make it not public and people couldn't ride their bikes in there. He doesn't know what to think about this all.

Chairman Wesley Knapp asked if the lighting would comply with DAUDs?

Mr. Danforth said yes, it would be similar to what is across the street.

Chairman Wesley Knapp asked if someone from Staff if DAUDs standards addressed metal buildings.

Emily Koller, Assistant Director of Planning and Development Services stated that the standards speak to building articulation and differences in material, and transparency. She said that is why they worked with the original proposal to what it is now to try to meet those standards as best as possible.

Board Member Cindi Bulla asked if there had been other cases where an applicant came to the Board after a building had started construction assuming approval?

Mr. Danforth stated that the Civic Center had been working with the rodeo on their needs. The rodeo had gotten to the point where they had outgrown the facilities. They put this before the rodeo and those involved, and all agreed it was a good idea. The event could grow by 35% if approved. That was a driving factor that was brought before the Council. It would be a moot point if the rodeo left after the fact and the timing was tight. This was an extremely accelerated construction project. He said they were not trying to circumvent DAUDs.

Board Member Cindi Bulla asked the Chairman if the scope of what they were looking at was strictly the variances? She assumes whether or not they like the building is not what they were considering, only the variances. The one thing she was asking about the timing was to make sure they were doing something for the City that they wouldn't do for someone else.

Board Member Mike Ritter said he generally agrees with Cindi, however he feels like he is on the Board to care about downtown. This building should be at the fairgrounds. This space should be a park and he doesn't know why this building should be there. He said he doesn't know how this got through. He said he needs a site plan to fully grasp the variances to understand everything. He said he feels like they don't have enough information.

Board Member Alan Cox asked for clarification on the fences. He asked if the fence was staying and if it was grandfathered? He said he sees the purpose for the fence as people could hang out under it.

Mr. Danforth stated the fence was not grandfathered.

Board Member Mike Ritter said birds could hang out under it and in the roof structure depending on how it is made. He said it would block Santa Fe as well.

Chairman Wesley Knapp stated that the primary purpose originally was for the rodeo but the City wanted to raise the structure to accommodate other events.

Mr. Danforth said the Farm and Ranch show also is a big user and the rodeo being the other major event. The heavy equipment for the ranch show typically is parked in the elements but this structure will help protect those. The conversation with Council was what other events could also be accommodated. Center City may also use the site for their market. Other events have also expressed interest.

Chairman Wesley Knapp asked if the Civic Center being near-by was an important factor for driving events to this?

Mr. Danforth stated that was the case.

Chairman Wesley Knapp stated that a slab will be poured after the first round of events.

Mr. Danforth stated that the National 3-on-3 tournament may come back to the City with this structure. Other venues have also been discussed along with youth sports. The design of the slab will wait until the full scope is known.

Stephanie Daggett (Alternate) asked how long the rodeo and ranch show have been coming to Amarillo and what their impact was?

Mr. Danforth said the rodeo had been coming for 26 years and the ranch show he was not sure. The rodeo's impact last year was 6 million dollars and was growing.

Stephanie Daggett (Alternate) asked if they decided to impose this on downtown?

Mr. Danforth stated that was not the case and they looked at real estate for the event and they were going to outgrow the Civic Center and was the need for this. The Civic Center is what they want to be but need a place to keep livestock.

Board Member Mike Ritter asked how this will be incorporated into the new Civic Center? He also asked if this impacts the historical register of the Santa Fe Depot if this is built? He said they can't continue to tear things down and make things obsolete.

Chairman Wesley Knapp said they were there to consider or deny the variances and they could vote on them all together or separately.

Board Member Cindi Bulla asked if the walkway variance was indefinite, how could they as a board that the walkways will be installed? She understands the need for the variance, but what is the plan for the timing and has the funding been allocated?

Mr. Danforth said the funding is there for the walkways and streetscape is there.

Board Member Gary Jennings stated that in his experience with the national register, he doesn't see that this would be a hinderance for the depot.

Ms. Koller stated that the site was already listed along with the Madam Queen in 1986.

Board Member Mike Ritter said this may have to go before the board for the register with the interference that the new structure would create. Is it possible to scoot the building or make it less impactful?

Ms. Koller stated the register listing doesn't prevent alterations for the site. If we were using federal funding, it would trigger a review. Property owners have the ability to alter the building or site. There is no local ordinance. Federal Funding is not being used so Section 106 is not triggered. The City owns all the property in question.

Chairman Wesley Knapp asked the Board for a motion.

Board Member Gary Jennings made a motion to vote on all of the variances together and made a motion to approve as presented by Staff.

Board Member Alan Cox Seconded the motion.

The motion passed 5-1 with Board Member Mike Ritter voting against the motion and Alternate Stephanie Daggett not participating in the vote.

ITEM 4: Discuss Comprehensive Plan Update

Ms. Koller said they had an update. She wanted to update the Board on the Comprehensive Plan process that is beginning. The plan sets the policy for land use and development decisions in the City. They are typically updated every 10 years. The Zoning Revision project was postponed due to challenges encountered. The Comprehensive Plan update Staff believes can address those concerns. Staff then will pick-up with the Zoning Ordinance. MIG was awarded the contract and recently completed the Parks Master Plan. The project budget is \$400,000 and was included in the CIP. Public engagement will begin soon. The success of the project will depend on public input and participation. Community priorities is where the process will start and then policy framework will be formed. This is meant to be community driven. The Future Land Use Map will also be a component of this along with development policy. The process will take about a year to complete and the committee is being formed. A member of this Board would be good to have on the board. Council will appoint the committee members.

No questions were asked.

ITEM 5: Consider future agenda items.

No other items were discussed.

Chairman Wesley Knapp adjourned the meeting at 6:10pm.



Cris Valverde

Director of Planning and Development Services

