

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

On the 1st day of June, 2017, the Downtown Design Review Board met in a scheduled session at 5:30 p.m. in Room 203 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	29	26
Steve Pair, Chairman	Y	12	8
Cole Camp	Y	7	7
Cindi Bulla	Y	7	6
Gary Jennings	Y	7	7
Verlinda Watson	N	7	1
Becky Heinen	N	7	5
Alan Cox (alternate)	Y	4	4

Staff in Attendance:

Jeffrey English, Planner I; and Jan Sanders, 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 April 6, 2017 Downtown Urban Design Review Board meeting minutes.

Chairman Pair asked for corrections, deletions or changes to the minutes of April 6, 2017. Motion was made by Mr. Camp, seconded by Ms. Bulla, to approve the minutes as submitted. Motion passed unanimously.

ITEM 3: COA-17-12 A request for approval, as required per Section 4-10-22 of the Downtown Urban Design Overlay District ordinance, for proposed new construction at the following location: 1708 S Johnson St, legally described as Lot 12, Block 235, L A Wells Unit No. 1.

Mr. English advised the project consists of a new building for the purpose of a private commercial shop and storage facility within a light industrial zoning site. Mr. English stated upon receipt of an application, staff reviews four categories of standards, walkway corridor, building edge, street grid and parking, and signage. The walkway corridor is further broken into street trees, sidewalk standards and pedestrian light standards. Mr. English advised the application did not request signage for the building. The request is asking the board to grant five variances from the applicable standards. These variances include 1) a variance from the requirement to provide street trees in the right-of-way, with alternative placement of trees on the front yard or east portion of the property closest to S Johnson St., 2) a variance from the requirement to place street lights in the right-of-way, 3) an 85' variance from the maximum setback allowed front yard setback of 5' from the property line, 4) a variance from the requirement of significant transparency with windows on the proposed east building face for security purposes, and 5) a variance from the maximum allowed fence height of 6', to retain the existing 7' fence.

Mr. English commented staff considered a variety of elements before making a recommendation, such as the location of the site which is outside the typical downtown development pattern, and along with the applicant's desire to protect the property from possible criminal activities. Mr. English stated staff believes the request is appropriate and recommends approval of variances 1, 3, 4, and 5 as submitted. Staff recommends denial of variance 2.

Ray Latta, applicant, advised he uses the temporary storage/shipping containers for his personal use, with plans to construct a shop on the back side of the property. Mr. Latta commented with concerns to the lighting, he does plan to run electricity to his shop and the site is well lit from the BNSF facility directly across from the property.

Ms. Bulla inquired if the plans include security lighting. Mr. Latta advised cameras and security lighting will be installed. Chairman Pair inquired about the fencing. Mr. Latta stated the fencing is 6' chain length fence with 3 strands of barbed wire running along the top. For security reasons, Mr. Latta advised he plans to install a solid metal fence, inside the chain length, along the back side of the property which faces the alley.

Much discussion was held among the board members concerning cost of running electricity, the lighting, location of the site, since the property lies on the edge of the DAUDS.

Scott Stark, Architect, for the project, stated a public utility easement will be needed for the electricity running from the alley to the site.

Mr. Gosselin stated he feels this site is unique and the applicant should not have to provide the street lights by proper reason, and not by proper exclusion.

A motion to approve the Certificate of Appropriateness for this project as submitted, with five variances, was made by Ms. Bulla. The motion was seconded by Mr. Gosselin.

Chairman Pair inquired if there were further comments. Mr. Camp voiced concerns regarding the utility run expense for a mixed use area within the DAUDS. Mr. Gosselin appreciated the applicant is improving the site, but does not feel the applicant should be limited by the DAUDS restrictions, when this property does not appear to fit. Chairman Pair stated he feels the City should review the area for possible lighting improvements. Mr. Cox suggested the DAUDS board review the standards for this area of town. The motion passed unanimously.

ITEM 4: Consider future agenda items

Chairman Pair would like to further discuss the area from Item 3 on today's agenda. Chairman Pair inquired about the status of the warehouse district. Ms. Sanders advised the Planning Department is continuing to review and the item will be on a future agenda as soon as the information is compiled.

No further comments were made, Chairman Pair adjourned the meeting.



AJ Fawver, AICP, CNU-A
Planning Director