

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

On the 9<sup>th</sup> day of March, 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	27	25
Steve Pair, Chairman	Y	10	7
Cole Camp	Y	5	5
Cindi Bulla	Y	5	4
Gary Jennings	Y	5	5
Verlinda Watson	N	5	1
Becky Heinen	Y	5	4
Alan Cox (alternate)	Y	2	2

Staff in Attendance:

AJ Fawver, AICP, CNU-A, Planning Director; Cody Balzen, Planner I; and Jan Sanders, Recording Secretary.

ITEM 1: Approval of December 1, 2016 Downtown Urban Design Review Board meeting minutes.

Chairman Pair asked for corrections, deletions or changes to the minutes of December 1, 2016. Motion was made by Mr. Cox, seconded by Mr. Camp, to approve the minutes as submitted. Motion passed unanimously.

ITEM 2: Discuss and consider a request for a Certificate of Appropriateness related to new construction located at the intersection of S.W. 15<sup>th</sup> Avenue & S. Van Buren Street, otherwise described as all of Block 215, Plemons Addition Unit No. 1, in Section 170, Block 2, AB&M Survey, Potter County, Texas.

Mr. Balzen advised the project consists of new construction of a two story building for a 120 bed skilled nursing assisted living facility. Mr. Balzen 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. Balzen commented the application is asking the board to grant eight variances from the applicable standards. These variances include 1) a 5' variance from the maximum required spacing between street trees of 25', 2) a 45' variance from the maximum required spacing between pedestrian lighting of 50', with a variance the lighting be situated at midpoint between street trees, 3) a variance from the maximum setback allowed of 5' from the

property line, 4) a variance from the requirement of significant transparency with windows, 5) a 4" variance over the maximum fence height of 6', 6) a variance from 75% minimum transparency for a fence, to allow with 27%, 7) a 2'4" variance over the maximum parking lot screening fence height of 4', and 8) to allow a monument sign be placed at the property line without a setback. Mr. Balzen stated given the unique campus-style development compared to the typical mixed-use public amenities within this district, staff believes the request is appropriate and recommends approval as submitted.

Robert Smith, applicant for BCS, stated the granting of these variances will essentially be a continuation of development of the Memory Care Facility to the east of this site. Mr. Smith described this project as basically an extension of the existing project with a blending into the Echols neighborhood.

Mr. Camp asked for further clarification as to the variances on the trees and lighting. Mr. Smith stated the intent is to focus along SW 15<sup>th</sup> Ave in maintaining the design standards, and with more of a blending into the Echols neighborhood, or keeping with the residential feel. SW 15<sup>th</sup> Ave has the double bulb light fixtures with the remaining single bulb light fixtures turned toward the residential neighborhood, and also for the occupants that windows face the exterior.

Chairman Pair inquired about the trees and the drive-way entrances. Jessie Arredondo, OJD Engineering, advised the placement of the trees is determined by maintaining the symmetry and placement of the light poles, along with the residences and their line of sight. Mr. Smith stated the entire facility is essentially mirroring the landscaping as well as the entire footprint of the Memory Care Facility.

Mr. Gosselin inquired as to the parking. Alex Priest, with BCS, along with Mr. Smith advised 56 spaces are on site, shared parking exists with Memory Care Facility, the sister-facility, as well as parking to the south, and a bus barn where the previous Jackson apartments were located.

Ms. Heinen inquired as to the number of lights and trees mentioned within the variance, advising she would prefer additional lighting from a pedestrian standpoint. Mr. Smith advised additional lighting is within the parking area, and the reduced number of lights is to help the residents that occupy the exterior sides.

Chairman Pair inquired about the 4" variance on the fence height. Mr. Smith advised additional outside regulations apply to the facility for the elderly.

Ms. Heinen inquired of the board's history in approving variances with the transitioning of the sites into residential neighborhoods. Mr. Gosselin advised he remembered the Memory Care Facility that has been mentioned today, and also the Double R Lofts project on Grant St. Ms. Fawver advised previous reports did not call out the variances, but that is the plan going forward as what was listed in today's item.

A motion to approve the Certificate of Appropriateness for this project as submitted was made by Mr. Gosselin. The motion was seconded by Ms. Bulla, and passed 6:0:1 with Mr. Cox abstaining.

### ITEM 3: Public Forum

No comments were made.

**ITEM 4: Consider future agenda items**

Ms. Fawver stated the way the variances are presented will be changed going forward. Staff is working on creating a list of all approved projects by the board and will be presented in the near future. Ms. Fawver mentioned agendas and staff reports will continue to evolve.

Ms. Heinen inquired about further discussions on the warehouse district and a possible subcommittee. Ms. Fawver commented after staff prepares the report on the variances previously reviewed by the board, staff will present the findings. Further discussions may be needed between the board and staff in regards to possibly customizing standards for specific areas.

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

A handwritten signature in black ink, appearing to read 'AJ Fawver', written over a horizontal line.

AJ Fawver, AICP, CNU-A  
Planning Director