

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

On the 7th day of August, 2014, the Downtown Design Review Board met in a scheduled session at 5:30 p.m. in Room 306 located on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Vacant, Vice Chairman	NA	NA	NA
Melissa Henderson	No	25	16
David Horsley	Yes	25	21
Charles Lynch	Yes	25	19
Kevin Nelson	Yes	25	22
Bob Rathbun	Yes	25	20
Wes Reeves	No	25	17
Steve Gosselin (Alternate)	Yes	11	9
Howard Smith, Chairman	Yes	25	25
Dana Williams-Walton	No	25	17

CITY STAFF:  
Kelley Shaw, Planning Director

OTHERS IN ATTENDANCE:  
Melissa Dailey, DAI

Chairman Smith opened the meeting, established a quorum, and conducted the consideration of the following items beginning with ITEM 1.

**ITEM 1: Approval of Minutes from the June 25, 2014 Downtown Urban Design Review Board meeting**

Chairman Smith asked if there were any questions or comments regarding the minutes? Mr. Gosselin motioned to approve the minutes as presented. Mr. Rathbun seconded the motion and the motion passed unanimously.

**ITEM 2: Discuss and consider a request for a Certificate of Appropriateness related to construction of the Park Central Memory Care Facility at 15<sup>th</sup> Ave. and S. Van Buren St.**

Mr. Shaw began by introducing representatives of the project. Mr. Steve Dalrymple gave the Board a brief overview of the 52-bed facility. Mr. Dalrymple stated that the design attempted to compliment both the existing BCS campus to the north but also the residential area directly to the south of the site.

He then explained the basics of the care that would be available at the facility and that the location was important as many individuals cycle through the different levels of care provided by the different BCS facilities in this area and this facility would be an important component of that care.

Mr. Shaw then began going through the different elements of the staff report prepared for this project. Mr. Shaw stated that site would have all the streetscape elements along all four sides of the development. Mr. Shaw stated the development's tree placement and landscaping between property line and development was appropriate. Mr. Shaw stated that the light spacing was less than required by the DAUDS. Mr. Shaw stated that the light spacing was discussed with the applicant and they felt that because of the nature of the facility being residential in nature, the double globe light and the density of those lights as required would be too much illumination for the facility and perhaps for the residential properties south of the facility.

Mr. Shaw stated that the building orientation was appropriate and pointed out that there were no curb openings along SE 15<sup>th</sup> Ave. and only one opening on the remaining three frontages. Mr. Shaw stated the parking lot screening also was in line with the DAUDS. The perimeter fencing was discussed whereby Mr. Shaw stated that the applicant has concerns with patients and that the perimeter fence was part of a safety issue that was being addressed. The fence itself was a high quality fence and although not 100% transparent did have large areas of transparent materials. Signs for the project met the DAUDS.

Mr. Shaw stated that the vast majority of the project met the DAUDS and those elements that did not, did have special issues related to the type of facility and its location that warranted consideration and that overall, staff believed the project met the intent of the DAUDS and recommended approval of the Certificate of Appropriateness.

Mr. Horsley questioned the need for such a high fence and had concerns that the project would look inhospitable from the outside. Mr. Dalrymple stated that there were openings in the fence, that the fence did help provide a security element for the patients, and that the fence would also be consistent with the BCS campus design across the street. Mr. Horsley asked about this design in future projects. Mr. Dalrymple stated that this fence design would be used in future projects and would serve as a type of way-finding element for the BCS campus. Mr. Lynch stated that the landscaping adjacent to the fence combined with the transparent wrought iron would also help with the look of the fence.

Mr. Nelson asked about the timing of the project. Mr. Dalrymple stated the building would break ground in September and take an estimated nine months to complete. Mr. Lynch stated that he agreed with the proposed lighting given the function of the facility and the proximity of residences to the south.

Mr. Gosselin motioned to approve the request and Mr. Rathbun seconded the motion. The motion passed unanimously. Mr. Nelson also stated that he personally appreciated what BCS has done for the quality of life for the citizens of Amarillo.

**ITEM 3: Discuss and consider a request for a Certificate of Appropriateness related to construction of a perimeter fence around lots located at 213 and 215 S. Van Buren St.**

Mr. Shaw stated this request was related to the construction of a perimeter fence around a residential lot. Mr. Shaw introduced Mr. Sam Silverman as the applicant.

Mr. Silverman gave the Board a detailed description of the rail type fence he would like to install around the perimeter of his unimproved lots to deter people from walking and driving through the lot. Mr. Horsley asked if Mr. Silverman thought the fence height was adequate to keep people from walking across the lot.

Mr. Silverman said, from past experience, that the mere presence of a barrier seemed to work and that he felt the proposed fence would be adequate and also the size would help the fence innocuous.

Mr. Nelson asked Mr. Shaw if he had any additional information. Mr. Shaw stated that it was in a similar location as the Another Chance House project and was located in more of a residential area and felt it warranted the same time of consideration as Another Chance House.

Mr. Horsley motioned to approve the request and Mr. Reeves seconded the motion. The motion passed unanimously.

#### ITEM 4: **Public Forum**

Mr. Richard Ward addressed the Board and wanted to let the Board know that Amarillo National Bank had plans to improve the pocket park located at SE 6<sup>th</sup> Ave. and Taylor St. Mr. Ware stated that Mr. Shaw felt that the lights being proposed would warrant the Board's review. Mr. Ware also stated that improvements would be done at other locations as well. What their improvements would include would be a different light that would look like the historic Polk St. lights. Mr. Ware felt that the DAUDS were meant to prevent bad things from happening and that their proposed lights would look good.

Mr. Ware asked if this issue could be addressed by the Board at their next meeting. Mr. Shaw stated that it could be placed on the next regularly scheduled meeting's agenda or a special meeting could be convened. Mr. Shaw stated that he would need to get some kind of a site plan and the other information that he needed. Mr. Shaw stated that upon getting the information needed he would send an email to the Board about setting up a meeting.

#### ITEM 5: **Consider Future Agenda Items**

Chairman Smith asked Mr. Shaw to look into setting up a meeting to act on Mr. Ware's request. Hearing no other business, the meeting was adjourned.

---

Kelley Shaw  
Planning Director