

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF MARCH
23, 2021

The Historic Landmark Preservation Committee of the City of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on March 23, 2021 at 7:00 p.m. with a quorum present to-wit:

Members Present: (City Hall and Virtual)

Glenn Hooper, Chair
Patricia Siegfroid-Giles, Vice Chair
Dee Hinkle
Paul Laurens Wiseman
Amy Glover

City Staff:

Vicki Coleman, Director of Development Services
Bester Munyaradzi, Senior Planner
Lexie Schrader, Planning Technician

Call to order:

Chair Hooper called the meeting to order at 7:03 p.m. on March 23, 2021.

Public Testimony:

At this time citizens who have pre-registered before the call to order will be allowed to speak on consent or action items on the agenda, with the exception of public hearings, for a length of time not to exceed three minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

There were no speakers.

CONSENT AGENDA:

Chair Hooper read the consent agenda.

1. **Consider approval of minutes from the Historic Landmark Preservation Committee regular meeting held on February 23, 2021.**

Committee Member Hinkle asked for all discussion to be included in the minutes.

MOTION: Committee Member Hinkle made a motion, seconded by Vice Chair Siegfroid-Giles to approve the minutes. The vote was cast 5 for, 0 against.

ACTION:

2. **HLPC21-08 Discuss and consider a Certificate of Appropriateness (COA) for the installation of solar panels on the property addressed as 305 East 4th Street, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi gave the staff report and stated that this was a request for the installation of solar panels at the property addressed as 305 East Fourth St. This item was tabled

HLPC-44

Historic Landmark Preservation Committee
March 23, 2021
Page 2 of 3

from the February 23, 2021 meeting. The HLPC members requested for more information on other historic district's standards for solar panels. Research indicates that there are no other cities that allow solar panels where they are visible from the street. Therefore staff recommends that the solar panels be placed on the roof where they are not visible from the front street or use panels that have the same color as the roofing material so they are less obtrusive to meet the regulations.

Committee Member Hinkle stated that the best option would be mounting the panels on the ground with landscape or fence screening.

Vice Chair Siegfried-Giles stated that there was not enough time to review the research provided by staff to make a decision on this case and expressed concern about not having regulations for solar panels.

Director Coleman stated that an amendment to the regulations would not change the standards by which the current case would be reviewed. Committee Member Wiseman asked if the decision for this case would be the precedent for future decisions on solar panels. Director Coleman stated that if the regulations were changed, the cases would be reviewed per the updated regulation.

After much discussion, Vice Chair Siegfried-Giles stated that it was not possible to comply with the current regulations and the HLPC had the option to recommend approval with a site specific caveat or deny.

MOTION: Committee Member Hinkle made a motion, seconded by Vice Chair Siegfried-Giles to deny item 2. The vote was cast 4 for, 1 against (Hooper).

Vice Chair Siegfried-Giles asked if the HLPC could further discuss solar panel regulations. Director Coleman stated that staff could prepare research for a HLPC discussion and possible amendment to the current Lancaster Historic Residential Design Regulations.

3. HLPC21-09 Discuss and consider a Certificate of Appropriateness (COA) to install a wood and metal fence on the property addressed as 615 North Dallas Avenue, City of Lancaster, Dallas County, Texas.

Senior Planner Munyaradzi stated that the applicant is proposing to remove the existing chain link fence and install a wood and metal fence. The proposed fence will be 8 feet in height on the rear and sides of the property. The metal fence will be 48 inches in height, at least 50% open and located towards the front of the property. There will be pedestrian and vehicular metal gates towards the front of the property that will match the proposed metal fence. The 48 inches tall metal fence at the front and the eight feet wood fence at the rear are in compliance with the LHRDR. The proposed 8 feet tall side yard fence does not comply with the regulations. Staff recommends approval of the 48 inches high metal fence that will be in the front yard and approval of the 8 feet tall wood fence that will be in the rear yard. Staff recommends denial of the proposed 8 feet tall side yard fences.

Committee Member Hinkle expressed concern about the metal fence being permanently anchored. Chair Hooper asked if there were gates in the wood fence. Mustafa el Bawab, applicant, 615 N Dallas, stated that the gates in the metal fence would be the same material and design as the fence. Mr. Bawab stated that the fence posts would be anchored 24 inches into the ground

Historic Landmark Preservation Committee
March 23, 2021
Page 3 of 3

with concrete, and that there were no gates in the wood fence. Mr. Bawab stated that he could install a 6 foot tall fence on both the back and sides of the property.

Committee Member Wiseman stated that the gate may need to be recessed around 8 feet to avoid parking on the sidewalk.

MOTION: Committee Member Wiseman made a motion, seconded by Vice Chair Siegfroid-Giles to approve item 3 with the stipulations that the wood fence be 6 feet in height, the wrought iron fence have an inset for the homeowner to pull the car into the driveway completely to avoid blocking the sidewalk, and that all posts on both the wood and wrought iron fence be anchored. The vote was cast 5 for, 0 against.

MOTION: Vice Chair Siegfroid-Giles made a motion, seconded by Committee Member Wiseman to adjourn. The vote was cast 5 for, 0 against.

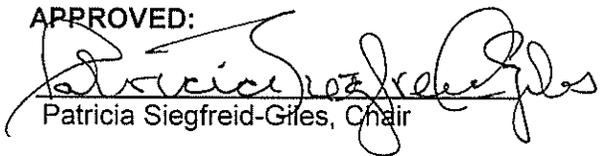
The meeting was adjourned at 8:16 PM.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Patricia Siegfroid-Giles, Chair