

HLPC 116

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF April 22, 2025

The Historic Landmark Preservation Committee of the City of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on April 22, 2025 at 7:00 p.m. with a quorum present to-wit:

Members Present:

Dee Hinkle, Chair
Jen Ryan
Glenn Hooper
Paul Laurens Wiseman, Vice-Chair
Russell Webb

Members Absent:

Michelle Washington (Alternate)

City Staff:

Carey D. Neal, Jr., Deputy City Manager
Gregory Carrell, Assistant to the City Manager
Vicki Coleman, Director of Development Services
Nyliah Acosta, Assistant Director of Development Services
Kim Haynie, Senior Planner

Call to order:

Chair Dee Hinkle called the meeting to order at 7:16 p.m. on April 22, 2025.

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.

ACTION:

1. **HLPC24-9 Discuss and consider approval of a Certificate of Appropriateness (COA) to construct a new 3-story, mixed-use building comprising of a restaurant, a microbrewery, a day spa, boutique hotel, and a rooftop lounge on the property addressed as 150 Historic Town Square, City of Lancaster, Dallas County, Texas.**

Committee Member Jenn Ryan recused herself.

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Kim Haynie, Senior Planner gave a presentation.

Brad Royder, Owner, 304 E. Redbud Lane, Lancaster, Texas 75146, spoke in favor of item 1.

Committee members had a discussion.

MOTION: Vice-Chair Wiseman made a motion to approve item 1, with staff recommendation for special exceptions to :1) not meet the minimum or maximum masonry material on the east and west elevation; 2) provide less than the minimum 30% glazing on all facades; 3) provide less than the required landscaping; 4) provide vertical bays and window spacing more than 6 feet apart; 5) allow a 36' 11" structure and exceed the 35 feet height requirement; and 6) allow a distance farther than 80 feet without lighting." If the special exceptions are not approved by City Council, the applicant must comply with the Downtown Design Regulations and must submit new plans for a Certificate of Appropriateness; seconded by Committee Member Hooper. The vote was cast 4 for, 0 against (Ryan recusal).

2. HLPC25-9 Discuss and consider approval of a Certificate of Appropriateness (COA) to construct a new single-family home on the property addressed as 114 S. Ellis Street, City of Lancaster, Dallas County, Texas.

Kim Haynie, Senior Planner gave a presentation.

Diana Resendiz, 1423 County Rd 139, Terrell, Texas 75160, spoke in favor of item number 2.

Committee members had a discussion.

MOTION: Committee Member Webb made a motion to approve item 2, seconded by Committee Member Ryan. The vote was cast 5 for, 0 against

3. HLPC25-6 Discuss and consider approval of a Certificate of Appropriateness (COA) to paint the exterior trim (windows and siding), fence, columns, beams, roof repair, shed repair, on the property addressed as 402 East Main Street, City of Lancaster, Dallas County, Texas.

Kim Haynie, Senior Planner gave a presentation.

Committee members had a discussion.

MOTION: Committee Member Hooper made a motion to approve item 3, seconded by Vice-Chair Wiseman. The vote was cast 5 for, 0 against.

ADJOURNMENT:

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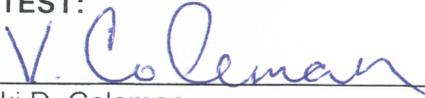
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MOTION: Committee Member Webb made a motion to adjourn, seconded by Committee Member Ryan. The vote was cast 5 for, 0 against.

The meeting was adjourned at 8:03 PM.

ATTEST:



Vicki D. Coleman,
Director of Development Services

APPROVED:



Dee Hinkle, Chair
Paul Lauren's Vice-Chair
Chris Wiseman