



REGULAR MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, APRIL 5, 2016



480

CALL TO ORDER:

Chair Earle called the meeting to order at 7:00 p.m. on April 5, 2016.

COMMISSIONERS

MARVIN EARLE - CHAIR
LAWRENCE PROTHRO, VICE CHAIR
ISABEL AGUILAR
RACHEL HILL
CYNTHIA JOHNSON

CITY STAFF

RONA STRINGFELLOW
DEBORAH BUNTON

ASSISTANT CITY MANAGER
DEVELOPMENT SERVICES

CITIZENS COMMENTS: (At this time citizens will be allowed to speak only on matters contained on the Planning & Zoning Commission agenda).

NO COMMENTS WERE MADE

ACTION ITEM

1. Approval of minutes from the Planning & Zoning Commission held March 1, 2016.

A MOTION WAS MADE BY VICE CHAIR PROTHRO SECONDED BY COMMISSIONER AGUILAR TO APPROVE THE MINUTES.

**AYES: EARLE, PROTHRO, HILL, AGUILAR, JOHNSON
NAYS:**

THE MOTION CARRIED UNANIMOUSLY.

2. HLPC 16-01 Discuss and Consider a Certificate of Appropriateness for a Demolition by neglect at the residence located at 415 South Dallas Avenue.

ACM Stringfellow provided the staff report. The structure is located at 415 South Dallas Avenue. The applicant is requesting to demolish the current structure and construct a new home at a later date. At the March 22, 2016 regular meeting of the Historic Landmark Preservation Committee, the HLPC recommended approval of Certificate of Appropriateness to demolish the primary structure with the recommendation that the property owner salvage and/or save as much of the original façade, the windows and any other interior features for use in any new construction on the property. Staff concurs with the HLPC.

Chair Earle, asked the Commissioners if they had any questions for City staff.

Vice Chair Prothro stated he has a concern with saving all the materials from the existing structure. ACM Stringfellow stated that the applicant agreed that he would try to salvage as much of the original character of the house as possible. Vice Chair Prothro asked about building code requirements and how the salvaged material would meet code. ACM Stringfellow stated that the Historic District design guidelines encourages new construction to be compatible with the character in the district. There is an existing building code that allows some latitude with regard to previously used material within the Historic district.

Chair Earle asked if the staff will ensure asbestos mitigation will take place. ACM Stringfellow stated yes. Commissioner Aguilar asked who will be doing the demolition. ACM Stringfellow stated that the property owner would get a registered contractor with the City and Staff would oversee that process. Additionally, demolition contractors will have to obtain a permit and present their insurance.

Commissioner Johnson asked how will it impact the Main Street of the major historical residential buildings that are on that street. She stated her concern that this demolition would be taking away from the beauty of a historical landmark and from the legacy of the City. She was also concerned about the preservation of the historical look itself. She asked if there is any City funding to help renovate any of these types of residential buildings to maintain the look, and the culture.

ACM Stringfellow stated that the Historical Landmark Preservation Committee shared this concern about losing a historical structure because this house was built in 1888. It had significant character and they spoke of the family who built the house and what made it significant to our community. While it's not recognized by the State or the Federal registry it is still significant to our community. The challenge is this house continues to be a code issue and that takes away from the historic district. The applicant will be required to apply to the HLPC and P&Z approval, once he intends to rebuild. The new structure will need to be compatible.

Commissioner Johnson asked does the City have any type of funding, Community Block Grant funding. ACM Stringfellow stated we do not have any funding at this time. The City receive Community Development Block Grant (CDBG) money but the Council earmarked that for street projects. Previously it was earmarked for demolition projects. We do not currently have any tax abatements and that is one of the things that we hope to implement once the Comprehensive Plan has been passed.

The applicant was asked to come forward and state his name for the record. Brian Scott Sanders, 415 South Dallas Avenue, Lancaster, Texas. Commissioner Johnson asked how long have you owned the property. Mr. Sanders stated that he has owned the property for about twenty years. Commissioner Johnson asked what is your timeline to rebuild. Mr. Sanders stated that he did not know if he could give an accurate timeline but probably 5 years or so. Commissioner Johnson asked would you consider selling the land. ACM Stringfellow stated that the sale of property is not on the agenda.

Commissioner Aguilar asked is the demolition for the house or the guest house structure. ACM Stringfellow stated that it is just the house. Commissioner Aguilar stated, so the guest house will stay. ACM Stringfellow stated that this will remain and there is someone living in the guest house.

Chair Earle asked to entertain a motion. **A MOTION WAS MADE BY VICE CHAIR PROTHRO AND SECONDED BY COMMISSIONER JOHNSON TO APPROVE HLPC 16-01.**

AYES: EARLE, PROTHRO, HILL, AGUILAR, JOHNSON

NAYS:

THE ITEM PASSED UNANIMOUSLY

A MOTION WAS MADE BY VICE CHAIR EARLE AND SECONDED BY COMMISSIONER AGUILAR TO ADJOURN THE MEETING.

AYES: EARLE, PROTHRO, HILL, AGUILAR, JOHNSON

NAYS:

THE MOTION CARRIED UNANIMOUSLY.

THE MEETING WAS ADJOURNED AT 7:15 P.M.



Marvin Earle, Chair

ATTEST 

Rona Stringfellow, Assistant City Manager