

**HISTORIC LANDMARK COMMISSION
CITY OF MANSFIELD**

October 24, 2017

Chairman Smith called the meeting to order at 5:30 p.m. in the Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Present:

Robert Smith	Chairman
David Littlefield	Vice-Chairman
Mark Walker	Commissioner
Julie Short	Commissioner
Justin Gilmore	Commissioner
Cynthia Gardner	Commissioner
Brent Parker	Commissioner
Lynda Pressley	Commissioner

Absent:

Arnaldo Rivera	Commissioner
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Staff:

Art Wright	Planner
Lisa Sudbury	Interim Director of Planning
Delia Jones	Secretary
Joe Smolinski	Deputy City Manager
Clay Cawood	Fire Marshall

Approval of Last Meeting Minutes

Chairman Smith called for approval of the minutes of the September 19, 2017, meeting. Commissioner Short made a motion to approve the minutes as presented. Commissioner Gilmore seconded the motion which carried unanimously.

HLC#17-004: Public hearing to consider a request for a new awning with a sign on the front façade of the State Bank of Mansfield Building, located at 116 N. Main Street

Matt Crocker, the owner/applicant and also representing the tenant, stated that the existing awning frame will be used and the awning will be black with a white logo and was available for questions.

Chairman Smith opened the public hearing and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Smith closed the public hearing.

Vice-Chairman Littlefield made a motion to approve the request. Commissioner Walker seconded the motion which carried by a vote of 8 to 0.

HLC#17-005: Public hearing to consider proposed changes to the historic landmark located at 303 E. Broad Street, historically known as the Chorn House, as part of a zoning change from SF-7.5/12 Single-Family Residential District to PD, Planned Development District for limited commercial uses, including conversion of the existing house to limited commercial uses, adding a new commercial building on the property and adding a parking lot.

Felix Wong, representing the applicant, gave a presentation and overview of the request which covered the following: the home formerly owned by Donnie Anderson was recently purchased by Harris Cook Properties; the home needs work and repairs will be made; replacement of the siding on the existing house would use wood siding obtained by Mr. Anderson; there will be a small parking lot behind the house; a handicap ramp will be required and will be located at the rear of the property and will meet ADA requirements; the existing shed will be removed; many matures trees (4 in back) will be preserved; the tree in front will be removed; the new building will be located behind the existing shed that will be removed; the new building is 170 feet from the street and 75-80 feet behind the house; the existing home is 1,540 square feet, not 1,400 square feet as shown on the site plan, and the new building will be 1,600 square feet; and, the round columns will be replaced with square columns. Mr. Wong answered the Commissioners' questions related to the proposed changes.

David Cook, owner of the property, answered questions about the porch on the existing house and the new building at the rear. Mr. Cook stated that the new building would have three offices, and agreed that the planks of cementitious fiber board used on the new building would match the wood siding on the existing house as closely as possible. Donnie Anderson stated that he is the former owner of 303 E. Broad Street and lived there for 34 years. He added that he is in favor of the plan subject to the Design Guidelines.

Chairman Smith opened the public hearing and called for anyone wishing to speak to come forward.

Claudia Lopez, 301 E. Broad Street, stated that she lives next door to the request and is opposed to her driveway being used as part of the fire lane, as parking would not be permitted there. Rick Ford, representing the property owner at 304 Elm Street (directly behind the proposed commercial building and 30 feet from her home), stated that the building will be too large, too much concrete being added which will cause drainage concerns, the plan does not indicate where the air-conditioner units will be located for the new building, an existing sewer line runs through the middle of the property as well as the property to the rear so where will it connect to the new building, there is nothing C-2 in the neighborhood so will the zoning of the property change and how will property taxes be affected.

Seeing no one else come forward to speak, Chairman Smith closed the public hearing.

After discussion, Vice-Chairman Little made a motion to grant a Certificate of Approval for the proposed changes with the following conditions and subject to the approval of the requested Planned Development zoning: (1) the driveway will be constructed of sugar or salt cured/finished concrete; (2) the front porch will be reconstructed using wood; (3) the round columns on the front porch must be retained; (4) replacement siding on the historic house must use the matching wood siding obtained by the previous owner, and as many original windows as possible must be saved; (5) the height of the new building cannot exceed the height of the existing house; (6) a new crepe myrtle must be provided in the parking endcap at the driveway as shown on the development plan; (7) the square columns on the directory sign must be changed to round columns to match the house; and, (8) the paint colors (sage green w/white trim) presented to the Commission for the building are approved. Commissioner Parker seconded motion which carried by a vote of 8 to 0.

Commissioner Gilmore made a motion to recommend approval of the zoning change request to PD, Planning Development District to the Planning and Zoning Commission. Commissioner Short seconded the motion which carried by a vote of 8 to 0.

Commission Announcements

Chairman Smith stated that the Commission needs to be more proactive regarding historic homes. Commissioner Gilmore stated that he has been ask to serve on the Construction Code Board of Adjustment and Appeals. Chairman Smith announced that the next meeting would be on November 7, 2017 at 5:30 p.m.

Staff Comments

Mr. Wright stated that Commissioners Pressley and Walker will be going to training thanks to Deputy City Manager Smolinski.

Adjournment

With no further business, Chairman Smith adjourned the meeting at 7:46 p.m.

Robert Smith, Chairman

ATTEST:

Delia Jones, Secretary