
LANDMARKS COMMISSION

July 25, 2006

Minutes

Members Present: Rick Weatherl
Steve Butman
Michael McClellan
Robert Calk
Pebbles Lee
Bill Minter

Members Absent: Scott Bishop, Alternate
Phil Miller

Staff Present: Larry Abrigg, AICP, Planner III, Historic Preservation Officer
Jon James, AICP, Director of Planning & Development Services
San Santee, Assistant City Attorney

Guests: None

Mr. Weatherl called the meeting to order at 4:10 PM, declared a quorum present, and read the opening statement.

Minutes of the June 27, 2006, meeting were submitted for approval. The minutes were approved by unanimous vote. Mr. Minter made the motion and Mr. McClellan seconded the motion.

Agenda Item 3: CA-0206, Public hearing to finalize a request from Higginbotham Bros. & Co. to install a sign at 2074 N. 1st Street as approved by the Landmarks Commission on 4/27/06.

Mr. Abrigg provided the staff report. Photographs were shown of the building and the new sign. Mr. Abrigg said the sign was installed according to the instructions from the Commission and recommended the CA be finalized. There were several comments from Commissioners that the sign looked appropriate and was certainly in the right location. Mr. Butman made a motion to finalize the CA, with a second by Ms. Lee. The motion carried unanimously.

Agenda Item 4: Discussion item and possible vote regarding development of amendments to the Zoning Ordinance concerning historic properties.

Mr. Santee briefed the members regarding the sections of the zoning ordinance that are proposed for change. He emphasized that the amendments will allow the Commission to do its job more effectively. Staff pointed out the major changes. These are:

- ❖ The use of the word property throughout the ordinance
- ❖ District Standards and a District Standards Committee in the place of District Design Guidelines and District Design Committee
- ❖ The removal of historic districts as planned developments; all historic zoning will be an overlay zoning on individual properties or districts. Each district would be governed by its own unique standards including land use.

- ❖ Super majority (6 votes) not needed by Landmarks Commission
- ❖ Appointment of the District Standards Committee by the Landmarks Chairperson and change in the structure of that committee
- ❖ The explanation of contributing and noncontributing properties in districts
- ❖ Change in the 12 month demolition delay to more of direct response or appeal of the Landmarks decisions on demolition
- ❖ The Commission could review a property's historic status and start the zoning process if a property is on the Abilene Register of Historic Properties, but a property does not have to be on any list for the Commission to initiate the zoning process.
- ❖ Definition changes to match the proposed changes

There was some discussion among the members and they generally agreed with the changes to the ordinance. Mr. McClellan said he was very uncomfortable with telling a property owner that they couldn't demolish a building. The members discussed their opinion on that issue and Ms. Lee made a motion to accept the changes to the ordinance. Mr. Minter seconded the motion. The motion carried with 5 in favor and 1 opposed. Mr. McClellan was opposed because of his opposition to the idea of the City telling a property owner they could not demolish their property, especially if there is a financial hardship.

Agenda Item 5: Discussion item and possible vote regarding policies as related to the Zoning Ordinance concerning historic properties.

Staff briefed the Commission on those areas of the ordinance where the Planning Director can make policy decisions. It is proposed those sections be deleted because they really don't need to be codified. Staff assured the members they would be made aware when staff makes those decisions. No vote was needed.

Agenda Item 6: Adjourn

There being no further business, the meeting was adjourned at 4:50 PM.

<p>Approved: _____, Chairman</p> <p>Date: _____</p>
