

Minutes of the meeting of the  
**Historic Preservation Commission (HPC)**  
City of Belton  
333 Water Street  
Thursday, February 2, 2017

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The Historic Preservation Commission met at 5:00 P.M. in the Wright Room at the Harris Community Center. The following members were present: Chair Nelson Hutchinson, Tammie Baggerly and Leo Camden Jr. The following Staff Members were present: Director of Planning/Historic Preservation Officer, Erin Smith and Planning Clerk, Laura Livingston. Members Dave Covington and Sheila Donahue was absent.

**1. Call To Order.**

Chair Hutchinson called the meeting to order at 5:05 P.M.

**2. Minutes from the previous meetings.**

Ms. Baggerly made a motion to approve the minutes from the December 8, 2016 meeting. Mr. Camden seconded the motion. The minutes were approved unanimously with 3 ayes, 0 nays.

**3. H-16-18 Consider a request to widen the driveway, construct a new parking lot, install an ADA ramp, demolish a storage building, and construct a monument sign at 1011 North Main Street, located in the North Central Belton Historic District, on the east side of North Main Street, north of 10<sup>th</sup> Avenue and west of North Penelope Street.**

Ms. Smith presented the staff report. The item was tabled at the December 8, 2016 meeting to gather more information.

Mr. Mark Mahler, 353 Claremont Drive, Temple, Texas, addressed the board stating the input received has been very helpful. He spoke with the neighbor Ronald Lastovica, 1019 N. Main, whom made him think more about the ADA access and ensuring the ramp is not visible from Main Street. An ADA ramp will be constructed along the rear deck for access making it a great place for the entrance, he said. It made more sense to install the ADA ramp at the back part of the property, instead of the front, due to Main Street visibility.

Mr. Camden said the new ramp location is better since it will not be visible from Main Street. Mr. Mahler stated that he would like the sidewalk to be installed at the side of the property for more efficient access to the front of the building.

Chair Hutchinson opened up the meeting to the public for comment. Krissie Lastovica, 1019 N. Main Street, asked Mr. Mahler for the dimensions of the proposed monument sign. Mr. Mahler said he did not have the exact dimensions, but that he understood it cannot exceed 5 feet in height. Ms. Lastovica said she would like to find out those dimensions. She asked about the flood lighting and where it would be located. Mr. Mahler said it would come off of the back shed to illuminate into Mr. Mahler's yard, which will be a parking lot of crushed granite. Ms. Lastovica asked if the flood lighting would be on the pole or placed at a lower level. Mr. Mahler said that's to be determined, but he suspected the lights would come off the building itself to illuminate the parking area and will not interfere with neighboring properties. Ms. Lastovica asked about the fencing

along their property and the residential properties on the other side of Mr. Mahler's property. She said those property owners are not here tonight to voice their opinion. Mr. Camden said he is a property owner next to this location, and he told Mr. Mahler the parking at the rear will help tremendously to eliminate the need for parking in the front. He's concerned about transitions between this business use and adjacent single family properties, using the daycare on Main Street as an example stating there is no buffer between his home and the daycare property. In many instances, when he returns home there are people parked in his yard. Mr. Camden suggested the applicant install tall vegetation to provide a buffer between this use and the adjacent single family properties. He's aware that Main Street will transition into mainly retail uses at some point, but he's concerned with surrounding property values is buffering is not created.

Ms. Lastovica asked if the Commission has any plans of what percentage of the historical districts they want to keep as homes and want to allow for retail? Mr. Camden said he's not certain they have any control over that, since it's a zoning issue. His observation is that Main Street is changing to commercial uses, but in his opinion, the properties that are not directly adjacent to Main Street should remain residential. Chair Hutchinson added the Commission does not have control over zoning.

Mr. Ronald Lastovica, 1019 North Main Street, said his concerns are in regard to the potential increase in the volume of traffic. It's one thing when residents pull in and out for the day, but when there's a business there will most likely be a much higher traffic volume for a business and that is a distraction to a resident. He doesn't want to look over there and see a bunch of traffic coming in and out. He recommends the minimum height requirement for the fence be at least 8 feet, which would accomplish what the applicant is trying to do, but is also sensitive to the neighbors.

Mr. Camden asked Ms. Smith to explain high intensity/low intensity. The Design Standards state that there should be adequate screening with vegetation or fencing between lower intensity and higher intensity land uses. Additional vegetation could be installed along the southern fence line. Whether the fence is 6 or 8 feet is the Commission's decision. According to the Zoning Ordinance, a 6 or 8 feet tall fence would need to be setback 25 feet from the front property line for visibility purposes.

Ms. Baggerly said the last time the Commission spoke about this property there were some questions about the drainage. The homeowners at 1019 North Main Street said those concerns have since been resolved.

With no one else requesting to speak, Chair Hutchinson closed the public hearing.

Ms. Baggerly clarified if the applicant was proposing to place the floodlights on the existing shed in the backyard, pointing away from the neighbors on that side. She asked if the Commission has any opinions regarding illumination. Ms. Smith said the applicant is required to comply with the standards in place for parking lot lighting. Chair Hutchinson asked the applicant if it would be open light or shielded light? Mr. Mahler said he hasn't researched it quite yet, but he wants the parking lot to be illuminated enough, but also not too bright. Chair Hutchinson said the lights will not shine past closing time unless they are on a sensor, otherwise the lights will remain off.

Chair Hutchinson said he assumed the letters on the sign will be legible from the street with the sign being 5 feet tall, but would like to know what the maximum width will be? Ms. Smith answered the sign is permitted to be a maximum of 40 square feet, so it could be up to 8 feet wide.

Mr. Mahler said he didn't envision something long; it certainly will be within the parameters of the Sign Ordinance.

Chair Hutchinson said 6 feet is the maximum height staff can enforce, but the Commission could recommend installation of an 8 foot fence starting at the 25 foot front yard setback line. Chair Hutchinson asked Mr. Camden about the foliage at the back of his property that borders the applicant's rear yard. Mr. Camden said it's fairly thick and there is an existing privacy fence there as well. Ms. Smith asked if the Commission is recommending any additional screening on the southern side of this property? Mr. Camden said he didn't believe so, but if vegetation was installed instead of a fence, that would suffice. Ms. Smith asked the Commission if screening is desired along the eastern property line? Chair Hutchinson said no. Ms. Smith clarified that the northern property line adjacent to the existing main structure and proposed parking is the only location required to install a privacy fence for screening purposes. Mr. Camden said if the adjacent property owners are concerned with the headlights shining into their property, there is a storage building that will provide additional screening between the vehicles and their backyard.

The Commission and applicant discussed where the fence will be placed. Mr. Mahler stated that the fence will be installed between his property and the Lastovica's property. He will meet with the Lastovicass to determine an agreeable fence location and height. Ms. Smith clarified the screening requirements. Ms. Smith said the recommendation is that the proposed fence location should extend farther west to a point to be determined by both neighbors. If they cannot agree on a location, the applicant will need to return to the Commission. Mr. Lastovica said the cars coming in and out will be distracting, and the best way to alleviate that issue is to install a minimum fence height of 8 feet.

Chair Hutchinson asked if the requirement for the means of egress from the second floor is still pending? Ms. Smith said yes, that is being reviewed by the fire marshal. Mr. Camden said once the ladder is installed it will look like a downspout and can be easily removed.

Mr. Camden made a motion to approve the item H-16-18, approving the request for 1011 North Main Street. Ms. Baggerly seconded the motion. The item was approved unanimously with 3 ayes, 0 nays.

- 4. H-17-01 Consider a request to construct a new residential house at 202 Shine Street, located in the Lower West Belton Historic District, on the southwest corner of Shine Street and North Pearl Street.**

Ms. Smith presented the staff report.

Ms. Baggerly made a motion to approve H-17-01. Mr. Camden seconded the motion and it was approved unanimously 3 ayes, 0 nays.

- 5. Update the Historic Preservation Commission regarding the reconstruction progress of the 1874 Church at 438 North Wall Street, located in the Central Belton Historic District, on the southwest corner of East 5<sup>th</sup> Avenue and North Wall Street.**

Ms. Smith presented the information to the Commission.

Chair Hutchinson asked if the roof will remain in the same condition for now? Ms. Smith said yes for now. He said he has been by a few times and the church is open, how will we protect that? Ms. Smith said she will call and find out as she hasn't received a response yet from the property owner. With the fencing removed, Chair Hutchinson said he would hate to see the church building damaged. Ms. Smith agreed adding that the City wants to ensure the structure is safe and she will have the building official check on it.

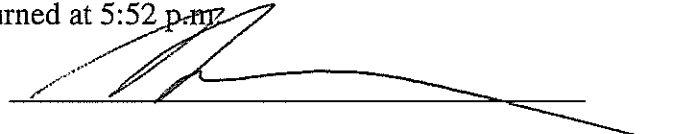
Marilyn Krovacs, 3801 Fairway, Temple, said she and the members of the Belton Fine Arts Association are very happy with the progress made to the church building in the last two weeks.

**6. Update the Historic Preservation Commission regarding Administrative approvals granted by the Historic Preservation Officer.**

Ms. Smith updated the Commission on administrative approvals.

Ms. Baggerly asked about the duplexes on Wall Street, commenting that no work has been done in quite some time. Ms. Smith said she would contact the owner and give the Commission an update next meeting. A list of requirements were given by the Planning Department to the developer and no new permits have been pulled.

With no further business, the meeting was adjourned at 5:52 p.m.



Chair, Historic Preservation Commission