

MINUTES: CITY COUNCIL WORKSESSION

June 3, 2013

PRESENT: Mayor Thomas Muir, Councilman Billy Ezell, Councilman Russell Martin, Councilman Scott Stephens, Councilman Gary Bilyeu, and Councilman Allen Chick

ABSENT: None

OTHERS

PRESENT: Mike Brice City Manager, Cheryl Price, Deputy City Secretary, Joe Iliff, Director of Development Services.

1. Call Meeting to Order.

Mayor Muir called the meeting to order at 6:02 p.m.

2. Continuation of Discussion on Proposed Amendments to Sanger's Architectural Standards for the Historical Core, Allowing Additional Exterior Materials and Requiring Architectural Character.

Joe Iliff, Director of Development Services, was recognized noted these amendments were being proposed so that any new residential construction within Sanger's Architectural Core would blend with existing structures by requiring them to have more character. He summarized the point system discussed at the last meeting. He presented sequential photo examples verbalizing the point system beginning with homes with less points/less features and progressing to homes with more points/more features.

Councilmembers began feeling more comfortable with the homes presented that were in the 10 to 12 point range and felt those homes fit the Historical Core description better than homes with less points. The homes with larger porches and additional features were more appealing than the box homes that had no character.

There was discussion regarding square footage requirements and it was suggested to add 1 or 2 points for additional square footage above the minimum. They agreed not to give too many points to additional square footage or someone might build a big box house with few or no other features depending on how many points they were given.

Council consensus was for Joe to bring back a presentation showing homes with various features and how specifically the points would apply to those features. Councilmembers advised they were not real concerned about the materials used, that any material could be used if the minimum points were around 10.

It was noted that at the last work session it was discussed that some of the streets should possibly have more requirements/restrictions. After some discussion, it was decided that the higher minimum point system would adequately cover all of the Historical Core area.

Mayor Muir suggested that Joe use the home on Houston and 5th Street as one of his examples. He felt this would be a good example of how a home with brick offset and architectural features could fit within the Historical Core District.

Councilmembers said they would like to see bigger homes with more architectural features in the Historical Core District.

Joe Iliff advised that he had a basic understanding as to what the Council wanted to see and would come back to the next work session with specific examples showing how the points would apply, a point system with a minimum requirement, and adding a few points for square footage above the minimum. He would also put the item on the Council Meeting Agenda the same night for consideration and action.

3. Overview of Items on Regular Agenda.

It was noted that Items 9 and 10 were withdrawn from the Council Agenda by the applicant. It was also noted that they were denied by the Planning and Zoning Commission.

4. Adjourn.

There being no further discussion, Mayor Muir adjourned the work session at 6:50 p.m.