

**MINUTES**  
**Main Street Board**  
**Meeting of February 27, 2012**

---

*The Main Street Development and Preservation Board of the City of Cedar Hill, Texas, met on Monday, February 27, 2012 at 6:00 pm. in Conference Room D-106 of the Cedar Hill Government Center.*

*The following members were present; Al Armistead, Lois Cannady, Jerry Korkisch, Jami McCain, Albert Mack, Norman Patten and Russell Read. The following City Staff members were present; Don Gore, City Planner and Patricia Bushart, Main Street Manager.*

**I. Call the meeting to order.**

Chairman Russell Read called the meeting to order at 6:02 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

**II. Approve the Minutes of the January 23, 2012 Regular Meeting.**

Lois Cannady made a motion, seconded by Norman Patten, to approve the minutes of the January 23, 2012 Regular Meeting. The motion was approved unanimously.

**III. Consider request for letter in support of a tax credit application for age restricted apartments at 323 W. Belt Line Rd., requested by Wildwood Development Company.**

Wildwood Development Company was represented by Mr. Rodney Holloman, 1130 N. Westmorland Rd., DeSoto, TX 75115. Mr. Holloman began with brief background on the subject property:

- Built in 1976 on 1.752 acres as part of Gaubert Properties
- 50 year, rent-controlled loan subsidized by the Texas Department of Agriculture (TxDoAg)
- 2006 Gaubert interest transitioned to Holloman who assumed management and maintenance
- 2008 condemnation petition rejected by TxDoAg
  - Property condition didn't warrant condemnation
  - Remodel not an option due to non-conforming standards
- 2011 TxDoAg agreed to proposed Active Adult/Rent-Restricted development via tax credit contingent on zoning change approval
  - Two three-story structures (N/S alignment) with common courtyard
  - Eighteen each 1 bedroom and 2 bedroom units
  - Elevators

Mr. Holloman is requesting the following from Main Street board:

- Declaration that project falls within jurisdiction of Main Street by virtue of Uptown Overlay Ordinance architectural review purview
- Letter of support for Wildwood Development tax credit application (5.8 million or ± .86¢ on dollar)

Jami McCain made a motion, seconded by Jerry Korkisch, to provide jurisdiction declaration and Texas Department of Housing tax credit letter of support as requested and to forward recommendation of support to City Council. The motion was approved by a vote of 7-1.

#### **IV. Review revised Uptown Overlay Ordinance variance application, reports and case study example.**

Planner, Don Gore, presented a previously reviewed variance application as requested by the board, that included a newly created Uptown Overlay Check List, complete site plan documentation, and a standardized submittal report that reflects proposed evaluation criteria by which future development will be considered. The board made the following recommendations to staff regarding the case study:

1. Leave the Applicant Information on the Staff Review Check List
2. Include a field in the Applicant Information that indicates the site's current use to differentiate a remodel, non-conforming, or variance in requested use
3. Include the site address or general location (Mapscod code) on the Staff Review Check List

#### **V. Review and Discuss upcoming events activities.**

- Citywide Neighborhood Block Party – March 3, 2012, 10 am – 2 pm
  - Main Street specific table? – NO
  - City Center table to promote upcoming Phase II – please wear t-shirts and coordinate Main Street board event coverage with Don Gore
- Walk the Light Arts Festival – March 24, 2012, 5 – 10 pm
  - Advertising and promotion include(d):
    - Utility bill insert
    - Posters and programs
    - Hwy. 67 electronic billboard
    - Event QR code
    - DIY photo booth
    - City Center booth