

MINUTES
Main Street Board
Meeting of June 24, 2013

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas, met on Monday, June 24, 2013, at 6:00 pm. in Conference Room D-106 of the Cedar Hill Government Center, 285 Uptown Blvd., Cedar Hill, Texas.

The following members were present; Al Armistead, Albert Mack, Randy Moon, Norman Patten and Russell Read. The following City Staff members were present; Rod Tyler, Planning Director, Don Gore, Planner and Patricia Bushart, Main Street Manager.

I. Call the meeting to order.

Chairman Russell Read called the meeting to order at 6:06 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Approve the Minutes of the April 11, 2013, Special Called Meeting.

Norman Patten made a motion, seconded by Al Armistead, to approve the minutes of the April 11, 2013 Special Called Meeting. The motion was approved unanimously.

III. Review and Consider sign variance request to the Uptown Overlay Ordinance for a fuel station located at the southeast corner of FM 1382 and Straus Road, presented by Truitt Priddy of QuickTrip Corporation.

Mr. Priddy was accompanied by Mr. Jason Acord, also of QuickTrip Corporation.

Planning Director Rod Tyler provided a brief explanation of the procedure for review of this item noting that the site location lies within the Uptown Overlay District. The Board was instructed that the sign variance request was the only criteria to consider at this time. The Board's recommendation for approval or denial of the variance request would be immediately forwarded to the Building Appeals and Advisory Board. Any discussion of site features outside of the sign variance should not have a bearing on the Board's recommendation.

Mssrs. Priddy and Acord presented the following points with regard to the sign(s) to be installed on or about the southeast corner of FM 1382 at Pleasant Run Rd.:

- Request is for installation of two signs at this location, one monument-style sign on Straus Rd. and a 35' sign to be installed on or about the right-of-way (ROW) limit of FM 1382
- The proposed Straus Rd. sign installation substantially meets the standards for signage as prescribed in the Uptown Overlay District Ordinance (UOO) and is not the primary subject of the presentation
- Encumbrances for the proposed FM 1382 installation include:
 - Limited sight visibility due to topography and mature foliage
 - 48" caliper pecan tree (protected) located in the ROW on northeast corner of tract obscuring visibility approaching westbound from Uptown Blvd.

- o Set-back requirements of UOO
- o Monument-style sign requirement prescribed in UOO
- o TxDOT restriction on placement of signage in ROW

QuickTrip vehicular movement studies indicate that at the currently posted speed of 45 mph, motorists on FM 1382 would travel 10 seconds beyond Uptown Blvd., at any height lower than the requested 35', before the sign would become visible. QuickTrip contends that this period would severely restrict the time within which motorists, particularly in the outside lanes, could react and take the appropriate action needed to reach the business access point. Their desire is for the sign to be visible to motorists parked at the intersection of FM 1382 and Uptown Blvd., which is why the 35' sign height is preferred. They further contend that a lower profile sign would inhibit visitor volumes to the site.

Upon review and consideration of the applicant request, Al Armistead made a motion, seconded by Randy Moon, to forward a recommendation to deny QuickTrip Corporation's sign variance request. The motion was approved unanimously.

IV. Reports from Main Street Staff.

- Country Day on the Hill (second Saturday of October) will host the 2013 Citywide Neighborhood Chili Cook Off – applications at Dick's Uptown Café and David's Seafood Grill
- City Council will conduct board interviews in July – Main Street openings include three (3) resignations and one (1) ongoing vacancy

V. New Business.

- City Center 2 Update:
 - o Concept plan was rolled out in May
 - o Crowd-sourcing technology used to host online 'Build-A-Park' contest
 - Grand prize is \$50 plus dinner at Babe's
 - o Next meeting of CC2 Advisory Board is scheduled July 11, 2013, 6:00 p.m. in the Cedar Hill Court/Multi-Purpose Room

VI. Review Action items.

No action items were noted.

VII. Adjourn.

A motion to adjourn by Al Armistead was seconded by Norman Patten. Motion was approved unanimously. Chairman Read adjourned the meeting at 7:03 p.m.

ATTEST:

Minutes Approved on July 22, 2013

Patricia M. Bushart,
Main Street Manager

Russell Read
Main Street Board Chair