

MINUTES
Main Street Board
Special Called Meeting Minutes of April 18, 2016

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas, met Monday, April 18, 2016, at 6:00 pm. in the 4th Floor Conference Room of the Cedar Hill Government Center, 285 Uptown Blvd., Cedar Hill, Texas.

The following members were present; Gabriel Allred, Al Armistead, Alice Atchison, Randy Moon, Pamela Morris, Norman Patten, Gordon Penelton and Gary Reed. Albert Mack was absent. The following City Staff members were present: Rod Tyler, Planning Director and Patricia Bushart, Tourism Marketing/Main Street Manager.

I. Call the Meeting to order.

Chair Gary Reed called the meeting to order at 6:05 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Approve the Minutes of the March 28, 2016 Regular Meeting.

Alice Atchison made a motion, seconded by Norman Patten, to approve the minutes of the March 28, 2016, Regular Meeting. The motion was approved unanimously.

III. Review and Recommend Action regarding request for Alternate Design Standards for a site plan for a new office building located at 400 Jefferson Street, presented by Paul Verheyden of Constructus Associates.

Mr. Tyler introduced the case citing the proposed design standard alternatives:

- Primary parking area is located at front of building
- Front building setback is located more than 10' from Jefferson Street property line
- Covered walkways or awnings cover less than 25% of front building elevation
- Parking lot is less than 30' from street ROW
- Landscaping does not meet required size or placement
- Waste container is located within, not outside, the required building setback and within 50' of a residential property line

It was noted in the discussion, that the size of the tract does not allow sufficient space to facilitate parking at the side or rear, nor is the building elevation well suited to flipping and that enhanced landscaping was proposed as remedy.

With regard to the waste container, Mr. Tyler suggested that the proposed use could actually suffice without a dumpster or that a smaller waste container with a screening wall could be substituted to lessen the residential impact. Robert Preston, of Preston Consultants, indicated that a smaller enclosure would suffice to conceal portable trash receptacles and facilitate sign storage.

Upon completion of all discussion, Norman Patten made a motion, seconded by Randy Moon, to approve the alternative design standards request as submitted and providing that the proposed waste dumpster is not required. The motion was approved unanimously.

IV. Review and Recommend Action regarding Request for Alternate Standards, pursuant to Section 3.14.3.3 of the Cedar Hill Zoning Code, for a new hotel building located at 421 N. Clark Road, Presented by Ronald K. Smith of Mayse and Associates..

Applicant Sean Trainum, Three S Hospitality, Ronald Smith of Mayse and Associates, and Neil Cuckerbaum of Sandler Southwest were present to respond to any questions.

Mr. Tyler introduced the case citing the proposed design standard alternatives:

- Primary parking area is located in areas other than side or rear
- Sidewalks are not shown for the northernmost east/west drive
- Front building setback from N. Clark Road property line exceeds 10' requirement
- Covered walkways or awnings cover less than 25% of front building elevation
- Tree survey was not submitted
- Waste container location is inconsistent with the City Center Plan requirements

The discussion addressed modification of the northernmost east/west cross street to better reflect the urban street cross section shown in the City Center Plan. With that, it was agreed that the waste container would be moved, head-in parking adjacent to the drive lane could replace parallel parking proposed to satisfy spaces taken up by front drive-up awning, and that 5' sidewalks on sides of building would be upgraded to 6' in exchange for 8' sidewalk allowance (water line easement) on N. Clark Road. And finally, that the walkways and awnings will extend across $\pm 20\%$ of building elevation.

Upon completion of all discussion, Randy Moon made a motion, seconded by Norman Patten, to approve the alternative design standards request as submitted subject to relocation of waste container and upgrade of sidewalk width from six to eight feet. The motion was approved unanimously.

V. Review and Render an Opinion as to whether the conversion of a residential structure into a restaurant facility located at 329 W. Belt Line Road, is consistent with the Old Town Corridor Zoning District standards, presented by Norman Patten of Norman Patten Associates.

Mr. Tyler explained the board's charge with regard to the conversion from residential to commercial as being; if the plan meets the standard, approve. If the plan does not meet the standard, deny.

The following discussion points were presented regarding the proposed site plan:

- One protected tree will require removal to facilitate installation/construction of the required parking lot and will be mitigated according to the landscape plan submitted
- Existing garage structure pushes parking closer to the street than might be desired