

MINUTES
Historic Downtown Advisory Board
Meeting Minutes of June 24, 2019

The Historic Downtown Advisory Board of the City of Cedar Hill, Texas, met Monday, June 24, 2019, at 6:00 pm. In the Administration Conference Room of the Cedar Hill Government Center, 285 Uptown Blvd., Cedar Hill, Texas.

The following members were present: Al Armistead, Albert Mack, Norman Patten, Kenna Prior, Gary Reed, Charlie Thompson and Hannah Tyler. Randy Moon was absent with prior notice. Alice Atchison was absent. The following City staff members were present: LaShondra Stringfellow, Planning Director, and Patty Bushart, Tourism Marketing Manager.

I. Call the Meeting to order.

Chairman Gary Reed 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 April 22, 2019 Regular Meeting.

Al Armistead made a motion, seconded by Kenna Prior, to approve the minutes of the April 22, 2019 Regular Meeting. The motion was approved unanimously.

III. Discuss and provide feedback to staff, the Planning and Zoning Commission, and City Council regarding an application (CUP-128-2018) for a "church/place of worship" on property zoned Old Town Residential Sub-District within the Uptown Overlay, legally described as Tract 8 of the Joseph Munden Survey, Abstract No. 881, located on the west side of South Broad Street, south of Cedar Street with the approximate address being 300 South Broad Street. Property Owner: Downtown Church of Christ of Cedar Hill; Applicant: Norman Patten.

Planning Director, LaShondra Stringfellow introduced the item to the board noting that since the requested use, "church/place of worship" is not defined as an allowable in the zoning district in which the proposed development resides, Planning was simply seeking feedback on the conditional use permit (CUP) request in terms of compatibility with surrounding residences and/or businesses. It was noted that the 0.26-acre tract on which the current building sits is not part of the CUP under consideration as that has been identified as future open space.

Upon completion of the discussion, the board considered rendering an opinion on the CUP, but ultimately declined to do so.

IV. Consider an application for a site plan with alternative screening associated with a request for a Conditional Use Permit application (CUP-128-2018) for a "church/place of worship" on property zoned Old Town Residential Sub-District within the Uptown Overlay, legally described as Tract 8 of the Joseph Munden Survey, Abstract No. 881, located on the west side of South Broad Street, south of Cedar Street with the approximate address

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Ms. Stringfellow briefed the board on the specific points of the site plan within their purview, those being; 1) proposed use of alternative building materials; 2) proposed substitution of evergreen plant materials to meet screening requirements and; 3) overall design review to determine whether the proposed site plan conforms to current regulations.

Upon completion on the discussion, Charlie Thompson made a motion, seconded by Albert Mack, to approve the site plan as presented. The item passed by unanimous vote with one abstention.

V. Receive update on the Downtown Complete Streets Master Plan and Parking Study.

Ms. Stringfellow informed the board that survey results were in and the first, very preliminary, draft review by staff is underway. The board had a brief conversation of the results regarding likely format for presentation to the original stakeholder group, ultimate engagement with surrounding residents, neighborhoods and community at large, as well as a general timeline of the occurrences.

The next steps include:

- Revisions to the draft with options and/or alternatives
- Plans from which to choose
- Compilation of stakeholder input and presentation of final Master Plan for initial phase

The next stakeholder meeting is tentatively set for Monday, July 29, 2019.

VI. Reports from Historic Downtown staff.

- Final Music in the Park presentation, Friday, June 28
- Last weekend of Disney's Little Mermaid at Trinity Friday, June 28, and Saturday, June 29 at 2 and 7 pm
- Crawford Park will host Red, White and Pool Thursday, July 4
- Jam to Give Summer Concerts begin Friday, July 5 through August 9
- Taste of Cedar Hill July 13, 2019 in Historic Downtown

VII. New business.

No new business was presented.

VIII. Review action items.

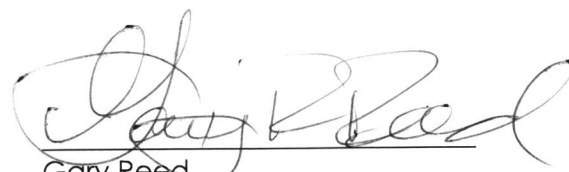
- Forego July regular meeting (22nd) in favor of Complete Streets Master Plan draft review on the 29th ... **provided** Planning department does not have agenda item for consideration

IX. Adjourn.

Chairman Gary Reed adjourned the meeting at 6:53 pm.

ATTEST:


Patricia M. Bushart
Tourism Marketing Manager


Gary Reed,
Historic Downtown Board Chair