

MINUTES
Main Street Board
Special Called Meeting of October 3, 2011

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Monday, October 4, 2011 at 6:00 pm at Phillips Lumber.

The following members were present; Al Armistead, Lois Cannady, Albert Mack, Jami McCain, Norman Patten and Russell Read. Jerry Korkisch was absent with prior notice. The following City Staff members were present; Rod Tyler, Director of Planning, 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 6:07 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Approve the Minutes of the September 19, 2011 Special Called Meeting.

Al Armistead made a motion, seconded by Lois Cannady, to approve the minutes of the September 19, 2011 Special Called Meeting. The motion was approved unanimously.

III. Remove from table and Consider site plan proposal and building elevations for Baskin Robbins/Dunkin Donuts located at 650 West FM 1382 and Uptown Boulevard.

Don Gore, Planner, acknowledged the applicant's revisions to contingency items 2-4 of the original site plan proposal presented September 26, 2011, bringing those items into compliance with the Uptown Overlay Ordinance and the board's recommendations, thus removing them from further discussion.

Regarding contingency item number 1. *Receipt of acceptable color palate sample*, Mr. Don Gore explained the applicant's proposed changes to the accent color with the use of prairie sunset (orange). He further explained that the Uptown Overlay Development Standards allow high intensity colors, such as prairie sunset, ~~to be used~~ as a trim or accent provided it is less than 10% of the façade. ~~He also explained, that~~ The applicant had revised the rendering to show the amount of high intensity color used as an accent or trim to be less than 10%. The board acknowledged the applicant's subtle change to the color originally submitted, but considered the new choice unsatisfactory.

Al Armistead made a motion, seconded by Norman Patten, to ~~grant~~ deny the proposed deviations to the Uptown Overlay Development Standards. The motion to deny was approved 5-1.

IV. Adjourn.

A motion to adjourn by Al Armistead was seconded by Jami McCain. Motion was approved unanimously. Chairman Read adjourned the meeting at 6:26 p.m.

ATTEST:

minutes approved on November 28, 2011
Patricia M. Bushart,
Main Street Manager

Russell Read
Main Street Board Chairman