

MINUTES
Main Street Board
Meeting of July 23, 2012

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas, met on Monday, July 23, 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, Albert Mack, Jami McCain and Norman Patten. Russell Read was absent with prior notice. The following City Staff members were present; Rod Tyler, City Planning Director, Don Gore, City Planner, Belinda Huff, Development Services Coordinator and Patricia Bushart, Main Street Manager.

I. Call the meeting to order.

Vice Chairman Norman Patten called the meeting to order at 6:04 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Approve the Minutes of the June 18, 2012 Regular Meeting.

Lois Cannady made a motion, seconded by Albert Mack, to approve the minutes of the June 18, 2012, Regular Meeting. The motion was approved unanimously.

III. Review and Consider site plan proposal for conversion from residential to retail/residential use for building located at 206 S. Broad Street, presented by Lois Cannady.

Ms. Cannady outlined the site plan proposal as follows:

- Property is located in the Old Town Square (OT-Sq) and Uptown Overlay (UO) Districts
- Request to change from residential to retail use
- Current landscaping to be enhanced, although not required
- Proposed residential component currently unconfirmed
- Current parking meets OT-Sq requirements for square footage of building
 - OT-Sq allows parking to be judged on case by case basis
 - In some instances requirement may be considered sufficient utilizing shared and/or on-street parking

Ms. Cannady withdrew from discussion, but remained available for further questioning, if required.

Board reviewed the proposal with two (2) general discussion items of note:

- Parking – ordinance states one (1) space per 200 sq. ft. equal to four (4) spaces based upon building finished floor area of 830 sq. ft. and that building fronts and

sidewalks shall be maintained for outdoor uses such as cafés, restaurant seating, street side seating, etc.

- Proposal notes one (1) space on-site, two (2) parallel spaces on-street and 100 public spaces within 300 ft. as allowable in some instances
- Mr. Armistead expressed the following concerns with regard to the parking proposal:
 - That any requirement for an extension from street right-of-way to property line to accommodate head-in or angle-in parking would diminish the aesthetic appeal of the building and surrounding district
 - That the parallel parking on-street would disrupt pedestrian circulation and be generally less desirable than having none at all, given the case by case option and the availability of immediately adjacent parking
- Mixed-Use – OT-Sq zoning allows residential uses on the second floor of new or existing structures when approved as part of the site plan
 - Proposal is for conversion from residential to retail/residential
 - Although the structure is a single story, the board considered the alternative design/use proposal to be in line with current Main Street priorities and was comfortable with the possibility of future mixed use for this property

The discussion having concluded, Jami McCain made a motion, seconded by Randy Moon, to approve the site plan proposal as submitted, acknowledging the two-story exception to the authorized mixed use. The motion was approved (5-0-2) with two abstentions.

IV. Receive Update of the Uptown Overlay Ordinance variance application from Planning Director, Rod Tyler.

Planning Director, Rod Tyler, presented the Uptown Overlay Ordinance variance application documents, highlighting the most recent revisions as suggested by the board. The following development criteria were noted as 'triggers' for review required by the Main Street Board:

1. New site plan development.
2. Substantially altered development proposals.
3. Major street view deviations.

The board was satisfied with the revisions and recommended implementation to commence immediately.