

MINUTES
Main Street Board
Meeting of August 26, 2013

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas, met on Monday, August 26, 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; Gabriel Allred, Al Armistead, Alice Atchison, Albert Mack, Randy Moon, Norman Patten, Gary Reed, Michelle Rodriguez and Melise Smith. Russell Read arrived late. The following City Staff members were present; Don Gore, Senior Planner and Patricia Bushart, Main Street Manager.

I. Call the meeting to order.

Vice Chairman Norman Patten 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 July 22, 2013 Regular Meeting.

Randy Moon made a motion, seconded by Al Armistead, to approve the minutes of the July 22, 2013 Regular Meeting. The motion was approved unanimously.

III. Review and Consider Case 2013-15, proposed alternative standards to the Uptown Overlay District on tract located at the SE/c of F.M. 1382 and Straus Road, requested by Truitt Priddy of QuickTrip.

Senior Planner, Don Gore provided a brief explanation of the procedure for review of this item noting that this is the second presentation of the sign proposal portion of the site plan. The board is to review the documents using the Uptown Overlay District ordinance criteria, considering only those standards for which alternative designs are being requested. Those alternative design proposals include:

- Building and site orientation
- Yard requirements
- Exterior materials
- Landscaping applicability
- Parking lot location and screening
- Internal parking lots and;
- Signs

The proposal must specify how the above design standard modifications better serve the general purpose of the Uptown Overlay Standard as stated in section 3.14.1.1.

Project Manager, Truitt Priddy, accompanied by Real Estate Manager, Jason Acord, presented the board with a business folder/portfolio and market force survey and provided exhibits showing the proposed site location on a map. They noted that:

1. Angular placement of main structure to corner of intersection will not work for the proposed Pleasant Run extension. Whereas, parallel placement to F.M. 1382 facilitates the proposed trail and allows for sidewalk installation.
2. The building setback from Straus Rd. exceeds ordinance.
3. Glass façade exposure (28%) exceeds ordinance by 3%.
4. Design replaces company standard installation of tile with rundle stone thereby exceeding the masonry requirement (10%) by 15%.
5. Landscape meets minimum requirements for site, but far exceeds minimums with inclusion of Texas Department of Transportation (TxDOT) right-of-way sod buffer.
6. Proposed parking layout addresses safety over ordinance requirement for 'parking rooms', the room requirement being unreasonable for QuickTrip's purpose.
7. Signage variance request remains – 30' monument with 102 sq. ft. and 0% setback.

Upon review and consideration of the applicant's proposed alternative designs, Al Armistead made a motion, seconded by Randy Moon, to forward a recommendation to deny QuickTrip Corporation's variance requests on the grounds that the proposed alternative design DOES NOT meet the purpose of the overlay district in a manner that is superior to the standards contained the Cedar Hill Zoning Code. The motion to deny passed by a vote of 7 to 3. Chairman Read executed and forwarded a report with the Board's finding to the Building Board of Appeals.

IV. Preview 2013-14 Organizational Guide and Main Street Advisory Board work plan.

The Board received the Organizational Guide for 2013 that included:

- Chapters reduced to three major categories
- Updated goals and objectives
- Board work plan adapted from previous 'committee-structure' document
- Revised Main Street work plan and programs as presented for the City Council FY 2013-14 Budget

It was noted that the City Council Charge to the Board was missing from the Guide and that a charge may be forthcoming or be the topic of a future joint Board and City Council workshop.

V. Discuss strategies for addressing deteriorating and substandard structures in Historic Downtown.

In the interest of giving this item adequate consideration, and with insufficient time within which to do the topic justice, the discussion was postponed to a later meeting.

VI. Reports from Main Street Staff.

- Houston Street overlay between W. Belt Line and Cedar Street will begin shortly after September 1, 2013 and should be completed prior to Country Day on the Hill
- Transition from Neighborhood Services to Tourism will become effective September 1, 2013 with Stacey Graves assuming the neighborhood duties
- Meeting with contractor, Historical Society and livery stable property owners scheduled for September 4