

MINUTES
Main Street Board
Special Called Meeting of March 10, 2014

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas, met on Monday, March 10, 2014, at 6:00 pm in Conference Room D-106 of the Cedar Hill Government Center.

The following members were present; Gabriel Allred, Al Armistead, Alice Atchison, Albert Mack, Randy Moon, Norman Patten, Russell Read, Gary Reed and Michelle Rodriguez. Melise Smith was absent. The following City Staff members were present; Don Gore, City Planner and Patricia Bushart, Main Street Manager.

I. Call the meeting to order.

Chairman Read 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 February 24, 2014 Regular Meeting.

Randy Moon made a motion, seconded by Norman Patten to approve the minutes of the February 24, 2014 Regular Meeting. The motion was approved unanimously.

III. Review and Consider Case No. 14-09, request for a Conditional Use Permit proposing a multi-family use in a non-residential zoning district (OT-Corr), Old Town Corridor, located at 323 W. Belt Line Road, requested by Rodney Holloman.

Mr. Holloman provided a brief history of the subject site, described the renovation to date, and outlined the remaining projects proposed for the site as they relate to the alternative standards requirements of the Uptown Overlay District ordinance:

- Garage/storage addition on north end of property will provide spaces for 18 of 24 units
 - Garage spaces will be 11' in width and have access from east and west sides
 - Remaining units will have designated carport covered parking
- Chain-link fence on west side was replaced with wrought-iron
 - Private access gate installed at W. Belt Line entry
 - Three guest parking spaces provided outside gated area adjacent to W. Belt Line Rd. along fenc line
- Paved patios on all east-side units

Board review of the proposed new development included:

- Exterior building material requirements for garage/storage structure
- Architectural features of garage/storage structure
- Roof requirements of garage/storage structure
- Overall site landscaping plan (not included in submittal)

Upon review and consideration of the proposed alternative standards presented, Al Armistead made a motion, seconded by Norman Patten, to approve the requests subject to the following notations and/or conditions:

1. Allow use of stucco and Hardi Plank as exterior building materials for the new garage/storage structure as the proposed standards better serve the general purpose of the overlay district ordinance and so the new construction is compatible with the existing apartment design and general site appearance.
2. Allow roof slope of 6 in 12 as proposed, or a pitch consistent with existing apartment building.
3. Allow site plan proposal to move forward in the absence of a landscape plan, subject to review and approval by Planning and Zoning Commission, of forthcoming landscape plan submittal.

The motion was approved unanimously.

IV. Receive update of Walk the Light Arts Festival.

- Parking for appointment merchant patrons will be available on Broad Street
- Event hours from 12:00 noon – 10:00 pm with children's activities ending at 6:00 pm
- Traveling mural will preview at event
- Take posters and street closure letters if possible

V. Reports from Main Street Staff.

- Going forward with monthly merchant-driven events
 - Inaugural event hosted by Houston Street Outfitters, April 26, 2014, 9-11 pm in Pioneer Park – barefoot, Tom's A Day Without Shoes
 - Film in historic downtown May 17, 2014, after dark in Pioneer Park
 - May Movie Madness will occur Fridays on lawn located at 502 Texas between Main and Houston Streets – presented by Zula B. Wylie Library and Cedar Hill Arts Council
 - June proposal - dance

VI. New Business

- Single trash receptacle in Historic Downtown insufficient – more needed
- Land- and hardscaping in Pioneer Park is completed, but not favored by select board member

VII. Review action items.

No action items were noted.

VIII. Adjourn.