

MINUTES
Historic Downtown Advisory Board
Meeting Minutes of July 29, 2019

The Historic Downtown Advisory Board of the City of Cedar Hill, Texas, met Monday, July 29, 2019, at 5:30 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, Randy Moon and Hannah Tyler. The following City staff members were present: Maria Pena, Sr. Planner, Patty Bushart, Tourism Marketing Manager and Michelle Hernandez, CVE Coordinator.

I. Call the Meeting to order.

Chairman Gary Reed called the meeting to order at 5:30 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Consider and take action on a request for an alternative exterior building material on property zoned "OT-Res" (Old Town Residential District) legally described as Lot 3, Block 44, of the Original Town Cedar Hill Addition, generally located on the west side of Houston Street, and south of Texas Street and with the approximate address being 314 Houston Street. Applicant/Property Owner: Pete A. Sosa

Sr. Planner, Maria Pena made a presentation to the Board that included an illustration of the type of structure the applicant is proposing to build on his property. Conditions of the proposal requiring review and consideration include:

- Square footage that exceeds allowable size for ancillary structure(s)
- Alternative building material proposal not in accordance with standards for the zoning district

Applicant indicated that an existing accessory building will be moved elsewhere on the property and the proposed new structure will be located in its place. An existing gazebo will be demolished to allow for the larger accessory structure.

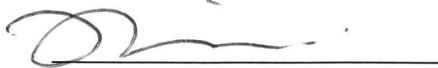
It was noted that although no specific percentage ratios of main house/residence to accessory structure(s) are stated in the ordinance, the total square footage of the collective structure(s) must be subordinate to the primary use building, in this instance, the residence. In addition, the proposed metal exterior does not comply with the ordinance masonry requirement.

Upon completion of the discussion, Al Armistead made a motion, seconded by Randy Moon, to forward a recommendation to the Planning and Zoning Commission to deny the request as presented. The motion was approved unanimously.

II. Adjourn.

Chairman Gary Reed adjourned the meeting at 5:44 pm.

ATTEST:



Michelle Hernandez
CVE Coordinator



Gary Reed,
Historic Downtown Board Chair