

**MINUTES**  
**Main Street Board**  
**Meeting of August 25, 2014**

---

*The Main Street Development and Preservation Board of the City of Cedar Hill, Texas, met on Monday, August 25, 2014, 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, Russell Read, Gary Reed, Michelle Rodriguez and Melise Smith. The following City Staff members were present; Don Gore, Senior Planner, Erica Molett, EDC Business Retention Manager and Patricia Bushart, Tourism Marketing and Main Street Manager.*

**I. Call the meeting to order.**

Chairman Russell Read called the meeting to order at 6:01 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

**II. Approve the Minutes of the July 28, 2014 Regular Meeting.**

Norman Patten made a motion, seconded by Albert Mack, to approve the minutes of the June 2, 2014 Regular Meeting. The motion was approved unanimously with one abstention by Russell Read.

**III. Review and Consider Case #14-21, amended site plan for addition of carports on apartment property located at 323 W. Belt Line Road, requested by Rodney Holloman.**

Mr. Holloman was present to address questions and concerns of board and provided photographs of an installation similar to the one proposed. The board questions and applicant responses follow:

Q – The photographic example is white. Board preference is for a color other than white. What color is being proposed for this site?

A - Color is currently undecided.

Q – Is the 28-gauge roofing panel proposed substantial enough to perform in a long-term installation?

A – Material is appropriately rated for the region under normal conditions.

Q – Is the roof design cantilevered, gable-ended or flat?

A – The flat roof design shown in the photograph is what is being proposed.

Two additional discussions included:

- The planning report indicated that the Uptown Overlay Ordinance (UOO) did not apply to this carport installation because the total area being added is less than 500 square feet. Board member Patten noted that the plan under consideration is an

'amendment' to the original site plan that included garages and, if added to the original submittal, would in fact exceed the maximum 500 square foot area and should, therefore, be subject to the conditions of the UOO.

- The site plan utilizes a 15-foot drive easement at the western boundary of the property, its inclusion and use as part of the development having been previously contracted with the City. The point being questioned is whether the driveway is classified as street right-of-way and, if so, would that make it a street 'front' and therefore disallowed under the UOO.

Upon review and consideration of the amended site plan, Gary Read made a motion, seconded by Al Armistead, to approve the request as submitted with the following condition:

- Color shall be other than white and coordinate with existing structures on the site.

Motion to was approved by a vote of 7 to 3.

#### **IV. Discuss railroad crossing improvement options with Public Works Engineer, Robert Woodbury.**

Mr. Woodbury briefly described some of the issues surrounding railroad crossings in general and the Cedar St. crossing in particular. The board expressed a desire to begin a dialogue with BNSF Railroad regarding upgrades to current crossings. The following points were discussed:

- Possibility that new land ownership along the corridor that includes Cedar St. could spark improvement
- Railroad historically prefers to reduce the number of at-grade crossings when possible and does not support improvements to older infrastructure
- Railroad is not likely to participate financially in any rehabilitation project
- As cost is typically the driver of such improvements, reduction of the crossing site (from 3 tracks down to 1) would reduce overall cost of rehabilitation
- Signalization is another highly significant factor
- Improvement would most likely fall to a developer
- Other possible sources:
  - Capital Improvement Project
  - Economic Development Corporation (EDC) incentive

Gary Read made a motion, seconded by Norman Patten, to forward a recommendation to City Council to initiate a dialogue regarding improvement of the Cedar St. railroad crossing in conjunction with future proposed development, infrastructure or Cedar St. improvement projects. The motion was approved 9 to 1.

#### **V. Receive Update of City Council Special Joint Workshop with Economic Development Corporation.**

EDC Business Retention Manager, Erica Molett, briefed the board on the City Council Special Joint Workshop with the Economic Development Corporation held Monday, August 18, 2014. Jason Claunch of Catalyst Commercial made a presentation of findings gathered from