

MINUTES
Main Street Board
Special Called Meeting Minutes of June 20, 2016

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas, met Monday, June 20, 2016, at 6:00 pm. in the 4th Floor Conference Room 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, Pamela Morris, Norman Patten and Gary Reed. Gordon Penelton was absent. The following City Staff members were present: Rod Tyler, Planning Director, LaShondra Stringfellow, Assistant Planning Director and Patricia Bushart, Tourism Marketing/Main Street Manager.

I. Call the Meeting to order.

Chair Gary Reed called the meeting to order at 6:10 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Approve the Minutes of the May 23, 2016 Regular Meeting.

Al Armistead made a motion, seconded by Albert Mack, to approve the minutes of the May 23, 2016, Regular Meeting subject to the following modification:

- Item III. Discuss Remarket survey results. Bullet point • Fall series should read:
- Fall series will run September through November with hours changed to 10 am – 3 pm.

The motion was approved unanimously with modifications as noted.

III. Review and Recommend Action regarding request for alternative design standards within the OT-Residential zoning district for conversion of single-family residence to office (health services), located at 313 Cedar Street, requested by Diana Peffly on behalf of Damoder Vangala.

Mr. Tyler introduced Case Number 2016-17, citing the alternate design standards the board is being asked to consider:

- General site orientation and layout
- Area requirements
- Parking

It was noted in the discussion that general orientation and layout of the building does not allow sufficient space to facilitate the required six (6) parking spaces on the side or rear. The site, in its current configuration, can accommodate three (3) spaces, one (1) ADA accessible and two (2) standard, and that the proposed solution is to acquire a shared parking agreement with the property owner immediately north of the subject site for the three (3) additional spaces required by area zoning.

Upon completion of all discussion, Al Armistead made a motion, seconded by Gabriel Allred, to approve the alternative design standard report for Case Number 2016-17 as submitted, requesting that the meeting minutes reflect lengthy discussion regarding the phrase "MEETS the purpose of the overlay district in a manner that is *superior* to the standards contained ...". In this instance, the board deemed the proposed shared agreement *preferable* to installation of additional concrete necessary to meet site parking requirement, but not particularly *superior*. The motion was approved by a 6-1 vote, with one abstention.

IV. Reports from Main Street staff.

- Joint workshop with City Council, Community Development Corporation, and Park Board will occur Tuesday, June 21, 2016, at 6:00 pm in the Court/Multi-Purpose Room, to discuss design options for the proposed Signature Park and Trail
- *Authentic Texas Magazine* summer edition includes Eats & Drinks feature on Babe's
- Pioneer Park kiosk update:
 - Calendar
 - June 20 – Cedar Hill Rocks – Cedar Hill Museum of History
 - June 25 – Art Exhibition – Sly Cat Gallery
 - July 16 – CHArts Downtown Block Party
 - August 20 – Small Town Saturday Night – Houston Street Outfitters
 - Bike Share program
- Remarket vendor turned business update:
 - S.A.C. Gardens has opened at Old Towne Market in space previously occupied by HMC Embroidery
 - The Vintage Arah will occupy space in Old Towne Market previously held by Art 'n Pourium
- Final Music in the Park concert of the season will take place Friday, June 24, 2016, in Valley Ridge Park and Hillside Village Jam to Give concert series will begin Friday, July 1, 2016, and continue each Friday through August 5, 2016
- Love Your City Theater will present 4 performances of Mary Poppins July 1-3, 2016, at Trinity Church
- EDC is narrowing development options on downtown properties and hopes to have announcement by end of summer
- Education Foundation raffle

V. New Business.

No new business was reported.

VI. Review action items.

- 1) Place charge report on the next agenda
- 2) Place historic park and water tower concept discussion item on future agenda

VII. Adjourn.