

MINUTES
Main Street Board
Meeting Minutes of October 23, 2017

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas, met Monday, October 23, 2017, 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: Al Armistead, Alice Atchison, Albert Mack, Norman Patten, Gary Reed and Charlie Thompson. Gordon Penelton was absent. Randy Moon was absent with prior notice. The following City Staff members were present: Dana Woods, City Planner, LaShondra Stringfellow, Director of Planning, Russell Read, Director of Customer and Visitor Experience. Board was joined by guests, Raymond Tyree Jr., Mr. Dillard, and AnnaStasia Prior.

I. Call the Meeting to order.

Chairman Gary Reed called the meeting to order at 6:03 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Approve the Minutes of the September 25, 2017 Regular Meeting.

Alice Atchison made a motion, seconded by Norman Patten, to approve the minutes of the September 25, 2017 meeting. The motion was approved by unanimous vote, with one abstention by Al Armistead.

III. Consider and Take Action on an application for a site plan for mixed uses with retail, a professional office, and an attached residential dwelling unit on property zoned Old Town Square Sub-District within the Uptown Overlay, the approximate address being 409 Cedar Street. Applicant: Norman Patten; Property Owner: Dillard on Cedar, LLC [Sarah Wylie Moor].

Norman Patton recused himself from this agenda item.

The Board received the Planning department report for Case No. SP-12-2017, from Dana Woods, detailing the parking requirements. An executed parking agreement with First Baptist Church of Cedar Hill (FBCCH) was presented to resolve the shortfall of on-site parking and meet plan requirements.

Upon review and consideration of the item, Al Armistead made a motion, seconded by Albert Mack, to approve the site plan as submitted with the condition that signage is added at the address to direct customers to the shared parking at FBCCH. The motion was approved by unanimous vote, with one abstention by Norman Patten.

IV. Consider and Take Action on an application for a revised site plan to enclose a portion of the patio on property zoned Old Town Corridor Sub-District within the Uptown Overlay, legally described as Lot 5, Block 2 of the E. D. Balcoms Addition, the approximate address being 316 Cooper Street. Applicant and Owner: Raymond Tyree Jr. [Trios Grill].

The Board received the Planning department report for Case No. CUP-22-2017, from Dana Woods, detailing the architectural review of the proposed wall construction at Trios Grill as a condition of noise remediation. Discussion centered on the wall being 100% masonry with an institutional appearance inconsistent with surrounding properties within the district. Suggestions included the addition of wood to match the existing structure, and adding an acoustical window compatible with those on the site.

After protracted review and consideration of the item, Norman Patten made a motion, seconded by Al Armistead, to approve the plan as submitted, contingent on the addition of integrated decorative wood panels to create more articulation and an acoustical window in the wall perpendicular to the street, understanding that the additions shall not affect the acoustical properties of the wall.

V. Discuss amendments to the parking regulations for the Old Town District.

Board received a presentation by Planning Director, LaShondra Stringfellow, Discussion of goals and defining the areas where regulations should be changed. Discussion will continue at next meeting.

VI. Review proposed streetscape enhancement renderings.

Chairman Gary Reed tabled the issue.

VII. Reports from Main Street Staff.

- Update on Hotel Conference Center
- Cinema on the Square is every Friday November 3 through December 1, 2017
- Remarket Oct 28th and Nov 25th

VIII. New Business.

- No new business was introduced.

IX. Review action items.

- 1) Invite Planning to next meeting for further Old Town parking alternatives discussion.
- 2) Landscaping discussion will be moved to next meeting.

X. Adjourn.

Chairman Reed adjourned the meeting at 7:22 p.m.