

MINUTES
Main Street Development and Preservation Board
Meeting of October 17, 2000

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Tuesday, October 17, 2000, 4:00 p.m. Chamber of Commerce, City of Cedar Hill, Texas.

Present: Chairman Steve Phillips, Vice Chairman Kenna Prior, members, Sheri Borth Celeste Faro, Amanda Hall, Norman Patten, Ann Permenter, Wes Pool, and Phyllis Stewart.

Absent: none.

(Secretary's note: Also present at this meeting were Consultants Jim Carrillo and Dennis Wilson.)

I. Call the meeting to order.

Chairman Phillips called the meeting to order at 4:08 pm, declaring it an open meeting, which a quorum was present and the meeting notice was duly posted.

II. Approve the minutes of the October 2, 2000 meeting.

A motion was made by Norman Patten and seconded by Ann Permenter to approve the minutes of the October 2, 2000 meeting as presented. The motion was approved by all.

III. Staff Report from Main Street Manager Rusty Brewer.

Main Street Manager Rusty Brewer made a brief report about Country Day on the Hill. He reported that the event was a success and that everyone involved was pleased with its outcome. Mr. Brewer reported that the Main Street booth was visited by many interested individuals. Of these, thirty-one (31) people signed up to receive a Main Street Newsletter and over ninety (90) voted on the Main Street logo. The third logo option is the logo that won. (A copy of this logo is available in the office of the Main Street Manager.)

Mr. Brewer also reported that pat's Yesterday's Café would be opening on Monday, October 23, 2000. Mr. Brewer asked the Board to show their support and to encourage Pat and the rest of her staff.

IV. Further discussion of goals and objectives of the potential overlay district.

At this time, Chair Phillips turned the meeting over to consultant Dennis Wilson to get input from the Board. Mr. Wilson began with a slide show that examined in detail what design elements do and do not work in a newly developing area similar to the area located between Beltline Road and FM 1382. The Board commented on design features they liked and disliked from the examples shown. At points, there was lengthy discussion as to what features should and should not be used in the area between Beltline Road and FM 1382 (this area will be referred to as the "uptown" area for the remainder of this document).

After the slide show, Mr. Wilson led a discussion amongst the Board concerning a worksheet of development standards he had published for the meeting. (A copy of this worksheet can be found in the office of the Main Street Manager.) The Board spent a considerable amount of time discussing these standards and if they were appropriate for the uptown area or not. There was lengthy discussion on several specific points: the color palette to be used in the uptown area and which, if any, colors should be forbidden; where these standards would be applied and to what type of business would these standards apply; whether or not to use Austin stone or any other stone as a required material to give the uptown area more of a themed look; what sign standards to apply to the uptown area; what landscape standards should

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be in place, specifically, what lighting and landscaped screening are going to be required uptown; what land uses will be allowed and encouraged in the uptown area.

After the Board finished reviewing the worksheet, Mr. Wilson indicated that he would have a draft of the ordinance ready before November 1, 2000. At this point, Chair Phillips asked that the Board call a special meeting to review the draft of the ordinance on November 2, 2000, at 4:00 pm. Then the Board would reconvene at its regularly scheduled date of November 6, 2000 to discuss any potential changes to the ordinance with consultants Jim Carrillo and Dennis Wilson. This was agreed to by all parties involved.

V. Final approval of the Main Street Development and Preservation Board logo.

Chair Phillips asked that this item be tabled until the next regularly scheduled meeting of the Main Street Board. This would allow Main Street Manger Rusty Brewer an opportunity to contact logo creator Jim Garrison about some potential changes to the logo. This was agreed to by the Board without a formal motion.

VI. Adjourn

Upon a motion by Amanda Hall and a second by Kenna Prior, the meeting was adjourned at approximately 7:50 p.m.

Chairman Steve Phillips

ATTEST:

Minutes Approved on November 2, 2000
Rusty Brewer, Main Street Manager