

MINUTES
Main Street Development and Preservation Board
Meeting of November 6, 2000

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Monday, November 6, 2000, 4:00 p.m. Chamber of Commerce, City of Cedar Hill, Texas.

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

Absent: Sheri Borth, Amanda Hall.

(Secretary's note: Also present was consultant Jim Carrillo.)

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. Further discussion of the draft of the Uptown Development Standards.

At this time Chairman Phillips discussed with the board and consultant Jim Carrillo the changes and questions the Board had about the draft of the Uptown Development Standards. (Note: The minutes of the November 2, 2000 meeting reflect the majority of the changes requested. These minutes will only reflect further requested changes or corrections to the changes that were previously made. These corrections are listed below.)

Article I: Development Standards

- Section 2: Architectural Features
 - 2.1 C: Window façade coverage length was reduced to 25%.
 - 2.2: The following residential requirements were suggested:

Classical Architectural Elements

- Porches
- One of these required: gable, turret or bay window
- Multipane Windows
- 7-12 roof pitch
- Entries to include transom windows with 20% glass
- Fireplace in 70(?) % of units

Building Materials

- 80% Brick or stone but no more than 50% of non-masonry on any one wall face
- 25 year or better roof

Parking

- 2 car garages in any unit with two or more bedrooms
- Off street parking - 1 space per unit
- Connection to pedestrian parkway with lighting, benches and landscaping

Exterior

- Irrigated landscaping

- Tree preservation and replacement
 - _____ Square feet of green area per unit
 - Period street signage
 - Period street lighting
- Section 6: Parking Lot Landscaping and Screening
 - 6.2 A (3): The walls should be made of similar material to the building

After these changes were discussed, Chairman Phillips raised three questions to be answered.

1. How do we encourage a shared retention area?
2. How do we ensure that a pedestrian pathway is constructed?
3. How do we address the question of colors?

Several minutes of discussion followed each of these questions with varying views being presented. Consultant Jim Carrillo said he would take these questions under consideration. None was given a complete or final answer.

III. Adjourn

Upon a motion by Phyllis Stewart and a second by Celeste Faro, the meeting was adjourned at approximately 6:30 p.m.

Chairman Steve Phillips

ATTEST:

Minutes Approved on November 20, 2000
Rusty Brewer, Main Street Manager