

**MINUTES**  
**Main Street Development and Preservation Board**  
**Meeting of November 20, 2000**

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*The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Monday, November 20, 2000, 6:00 p.m. Jeanette Munn Annex, Community Center, 1740 Mansfield Road, City of Cedar Hill, Texas.*

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

*Absent: Sheri Borth*

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

Chairman Phillips called the meeting to order at 6:03 pm, declaring it an open meeting, which a quorum was present and the meeting notice was duly posted.

**II. Approve the minutes of the November 2, 2000 and November 6, 2000 meetings.**

A motion was made by Phyllis Stewart and seconded by Celeste Faro to approve the minutes of the November 2, 2000 and November 6, 2000 meetings 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 concerning the Tree Lighting Celebration to be held downtown on December 7, 2000. Mr. Brewer reported that flyers for the event went out to elementary school children on November 17, 2000 and that they would go out again on December 1, 2000. He also informed the Board that all 100 CD's have arrived that are going to be sold as a fundraiser at the Tree Lighting. The CD's will be sold for a \$5 donation.

Mr. Brewer also reported on the Main Street Development and Preservation Board logo. He showed the Board another example of a logo made by Jim Garrison. The Board offered a few corrections and asked Mr. Brewer to take them back to Mr. Garrison.

**IV. Committee reports from Main Street Development and Preservation Board sub-committee chairs.**

Promotion Committee Chair Kenna Prior reported that the Promotions Committee met on November 15. The committee continued to work on its presentation for the Craft Guild of Dallas. The committee is also working on a calendar of events to be carried on throughout the year. There were no other reports from any other committees.

**V. Discussion and Possible action concerning the Uptown Development Standards.**

The Board participated in a brief discussion on this item. Chair Phillips pointed out some general problems that he saw with the ordinance in its present form. The main problems were:

1. No residential requirements were listed
2. There is no mention of an irrigation system
3. There is no mention of sign restrictions
4. There is no mention of the pedestrian pathway that would connect the entire area
5. A pathway with period lighting and landscaping up to each store is not addressed

Each board member then had a chance to ask questions or raise potential concerns. Most questions and concerns were answered but a few adjustments to the document were requested. The adjustments requested are as follows:

1. A possible restriction on the use of EFIS (Exterior Insulating Finishing System) to a certain percentage
2. Putting decibel restrictions in the area near residential buildings and other buildings, like restaurants
3. Adjusting a diagram to reflect changes requested for concealing a dumpster.

The Board asked Main Street Manager to take these changes back to consultant Jim Carrillo for updating.

**VI. Discussion of methods to inform concerned parties about Uptown Development Standards.**

This item was skipped and will be discussed at the next Board meeting.

**VII. Discussion of work items to prioritize in the coming months.**

For this item, the Board took turns reading from prepared lists of what they wanted to see done in the upcoming months. Each Board member took a turn and the following is a list of the items that were suggested.

Projects for the upcoming months:

- Redevelopment standards for the old town area
- Start business recruitment
- Take inventory of buildings
- Make a master plan for the Town Square
- Work on new government center
- Compile uses for the old City Hall
- Locate possible public facilities
- Develop a promotional calendar of events
- Identify incentives for development
- Work with owners of Copperchase
- Locate possible municipal parking lots
- Work on future Road Use plan
- Identify funding sources for acquisitions and projects
- Start imprinted brick sales
- Develop a list of vacant lots
- Study potential PID's or TIF's
- Acquire grant money for the creek
- Develop a philosophy for downtown
- Work on a street plan
- Work on transforming "eyesore" buildings
- Develop a plan to make nighttime downtown safer
- Break old habits
- Initiate paint/sign grant program
- Start low interest loan program
- Decide what role residential property will play downtown
- Construct a preservation ordinance
- Investigate the possibility of a park on the corner of Houston and Cedar
- Work on getting a downtown facility
- Develop a shop directory with a calendar of events included
- Increase public relations
- Conduct a business analysis of the area
- Create a community bulletin board
- Increase the number of press releases
- Acquire flags to be displayed downtown
- Identify all historic properties

The Board then agreed to further discuss these projects at its next meeting. At this meeting the Board would start prioritizing these projects.