

MINUTES
Main Street Board
Meeting of March 26, 2007

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Thursday, March 26, 2007 at 6:00 pm. in the City Hall Conference Room.

The following members were present and on time; Sheri Borth, Lois Cannady, Amanda Hall, Norman Patten, Chairman Steve Phillips, Russell Read and Randall Steward. Jerry Fulwiler arrived late. Bill Watkins was absent. The following City Staff member was present; Patty Bushart, Main Street Manager.

I. Call the meeting to order.

Chairman Steve Phillips called the meeting to order at 6:02 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Approve the Minutes of the February 26, 2007 Regular Meeting.

Sheri Borth made a motion, seconded by Amanda Hall, to approve the minutes of the February 26, 2007 Regular Meeting. The motion was approved unanimously.

III. Review and Consider a site plan and building elevations proposed for 206 S. Broad Street carport presented by Dustin Ledbetter.

Citing a conflict of interest, Chairman Phillips requested that Vice Chair Norman Patten lead this agenda item discussion. Upon review and consideration of the exhibits presented, Sheri Borth made a motion, seconded by Russell Read, to approve the site plan and building elevations proposal for 206 S. Broad Street carport with the following stipulations as recommended in Zoning Ordinance Compliance Report:

1. Structure is 100% compatible with exterior of main building
2. Finished structure height does not vary 12' in height from surrounding buildings
3. Lap siding on side walls shall be horizontally installed to conform with the main structure
4. Placement of new structure will be 80' from street as shown on plat provided

The motion passed unanimously with one abstention.

IV. Review and Discuss proposed paint color selection for 214 W. Beltline Rd. property presented by Dustin Ledbetter of Phillips Properties.

Citing conflicts of interest, Chairman Phillips and Vice Chair Patten requested that Amanda Hall lead this agenda item discussion. Upon review and consideration of the exhibits presented, Sheri Borth made a motion, seconded by Lois Cannady, to approve the paint color selection (Artists' Canvas on siding, Gunmetal Blue on trim) for 214 W. Beltline Rd. property as presented. The motion passed unanimously with two abstentions.

V. Review and Discuss SmartCode regulations.

Upon review and discussion of SmartCode regulations and FAQs, there was a consensus of the Board that further investigation of form-based development is warranted. An offer to participate in local workshop or as part of Comprehensive Plan introductory lectures was favorably received. Staff was requested to inquire into informational opportunities and report to Board.

VI. Review and Discuss current multi-housing ordinance.

Board reviewed current ordinance and retained for future reference.

VII. Reports from Steve Phillips

- Properties at 411 and 413 Cedar St. currently occupied by single family residents and Cedar Hill Community Development, under contract – planned improvements will add approximately 8,000 sq. ft. of retail space to downtown
- 308 S. Main St. project plat approved
- Phillips Properties 216 W. Beltline leased to insurance bonders
- 10 Haswell purchased through open bid auction by Phillips Properties – addition of this parcel, combined with contiguous 219-223 W. Beltline Rd. and 216 Hood St. properties will total approximately 2.75 acres when re-platted
- 210 S. Broad Street under lease consideration for guitar shop
- 712 Cedar St. lessee is downsizing

VIII. Reports from Main Street staff.

- First draft of Babe's contract is currently being reviewed by staff
- March Cinema on the Square featured best of Dallas Video Festival
- Art in the Park presented by Visual Artists of Cedar Hill was held on Saturday, March 24 and will occur again April 21
- 402 Cedar St. property façade currently under restoration
- Preservation ordinance with Planning Department – query Historical Society as to historic resources registry administration
- Bridal networking event hosted in downtown by photographer Kevin Bowens

IX. Adjourn.

A motion to adjourn was made by Sheri Borth and seconded by Lois Cannady. Motion passed unanimously. Chairman Phillips adjourned the meeting at 7:52 pm.

ATTEST:

Minutes Approved on April 23, 2007

Patricia M. Bushart,
Main Street Manager

Steve Phillips
Main Street Board Chairman