

MINUTES
Main Street Board
Meeting of October 27, 2008

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Monday, October 27, 2008 at 6:00 pm. in Conference Room D-106 of the Cedar Hill Government Center.

The following members were present; Lois Cannady, Jerry Fulwiler, Amanda Hall, Albert Mack, Chairman Steve Phillips and Randall Stewart. Norman Patten and Russell Read arrived late. LaQuenda Jackson was absent with prior notice. The following City Staff member was present; Patricia Bushart, Main Street Manager. The following guest was present: Sheri Borth

I. Call the meeting to order.

Chairman Steve Phillips called the meeting to order at 6:00 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Oaths of Office and Statements of Elected/Appointed Officer administered by city Secretary, Lyn Hill.

Ms. Hill administered the Oath of Office for returning board members Lois Cannady, Amanda Hall and Steve Phillips, and newly appointed member Albert Mack. Upon completion of the oaths, the Statements of Elected/Appointed Officers were executed and notarized.

III. Elect board officers

Lois Cannady made a motion, seconded by Albert Mack, to re-elect Steve Phillips as Chairman of the Main Street Development and Preservation Board. The motion was approved unanimously with one (1) abstention.

Russell Read made a motion, seconded by Amanda Hall to re-elect Norman Patten as Vice-Chairman of the Main Street Development and Preservation Board. The motion was approved unanimously with one (1) abstention.

IV. Approve the Minutes of the July 21, 2008 Regular Meeting and the September 29, 2008 Special Workshop.

Amanda Hall made a motion, seconded by Norman Patten, to approve the minutes of the July 21, 2008 Regular Meeting and the September 29, 2008 Special Workshop. The motion was approved unanimously.

V. Review and Consider amended site plan proposal for detention pond fencing deviation for Cedar Hill Town Center Addition, presented by Neal Cukerbaum of Sandler Southwest Corporation.

Mr. Neil Bletsch appeared on behalf of Sandler Southwest Corporation. Upon review and consideration of the exhibits presented and planning department report, Amanda Hall made a motion, seconded by Lois Cannady, to approve the proposed vinyl-clad chain link fence with enhanced landscaping as presented. The motion was approved unanimously.

VI. Review 2008-2009 Main Street work plan.

The Main Street Development and Preservation Board established the following work plan for fiscal years 2008-2009.

1. Commercial
 - a. Building remodeling standards
 - b. Outdoor eating and recreational areas
 - c. Noise problems (loud music, etc.)
2. Residential
 - a. Building remodels
 - i. Certificate of appropriateness
 - ii. Conversion to business uses
 - iii. Preservation of historic properties
 - b. New construction
 - i. Materials
 - ii. Design
 - c. Higher density projects (Alexan Cedar Hill – benchmark)
 - i. Overall project size
 - ii. Design and amenity requirements
 - iii. Appropriate locations within the downtown district
 - d. Redevelopment goals
 - i. Texas Street
 - ii. Hickerson Street
 - iii. Segments of Cedar Street
 - iv. North end of Main Street
3. Future transit oriented development
 - a. Location
 - b. Land banking
 - c. Access to Belt Line and Old Town areas
4. Streetscape
 - a. Greenspace
 - b. Public art
 - i. Ordinance
 - c. Pedestrian walkways
 - i. Mileage maps
 - ii. Directional kiosks
 - d. Period lighting
 - i. Historic downtown
 - ii. Uptown