

MINUTES
Main Street Board
Meeting of September 24, 2012

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas, met on Monday, September 24, 2012, at 6:00 pm. in Conference Room D-106 of the Cedar Hill Government Center.

The following members were present; Al Armistead, Lois Cannady, Albert Mack, Jami McCain, Norman Patten and Russell Read. Randy Moon's absence was excused because of improper notification on the part of staff. Jerry Korkisch was absent with prior notice. The following City Staff members were present; Don Gore, City Planner and Patricia Bushart, Main Street Manager.

I. Call the meeting to order.

Chairman Russell Read called the meeting to order at 6:06 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Approve the Minutes of the July 23, 2012 Regular Meeting.

Jami McCain made a motion, seconded by Lois Cannady, to approve the minutes of the July 23, 2012, Regular Meeting. The motion was approved unanimously.

III. Review and Consider conditional use permit/site plan proposal for an artists' studio at 201 N. Main St., otherwise known as The Purple Farmhouse, presented by Kenna Prior.

Ms. Prior briefly outlined the site plan proposal and remained available for further questioning. The Board reviewed the proposal with three (3) general discussion items of note:

- Paving material, specifically the requested installation of decomposed granite versus reinforced concrete as required by current ordinance (*NOTE: Variance request being presented to Board of Adjustments Tuesday, September 25, 2012*)
 - Acknowledgement of Haswell Street's substandard paving condition
 - Alternative design could be appropriate and/or preferred, for Historic Downtown application in particular instances
 - No development standards in place to regulate application, leaving wide range for interpretation
 - Improper delineation can create unkempt appearance
- Landscaping
 - Enhancement of plan presented, with the possible addition of some fencing, would serve to screen parking
 - Alternative design options for delineation of parking surface from yard
 - Replacement of plant materials lost to drought
- External color
 - Although purple is neither exposed masonry colored or earth toned, applicant assured the board that subsequent application of color would yield a more subtle and suitable shade for the exterior, in keeping with the studio name

The discussion having concluded, Norman Patten made a motion, seconded by Jami McCain, to approve the site plan proposal as submitted with the following conditions:

1. Stone or masonry border shall be installed to delineate decomposed granite parking surface from natural area and;
2. Replacement and enhancement of landscape screening as presented shall be installed on south end of proposed parking.

The motion was approved unanimously.

IV. Receive Update of City Center Phase II project.

Planner, Don Gore, briefed the board on the sustainable development grant being managed through the North Central Texas Council of Governments (NCTCOG). The project scope established in June 2012 was presented to City Council on August 14, 2012, by NCTCOG Project Manager, Karla Weaver, and City staff members. The following general items stemmed from subsequent discussions of that presentation:

- City Council steering committee recommendations will be forwarded to Mayor for appointment
- Meetings will generally occur monthly and continue for approximately twelve (12) months with presentations in any of the following formats or combinations thereof:
 - Primers – education and information meetings led by staff to familiarize the committee with specific topics or concepts
 - Plan updates – conducted by Freese and Nichols to include possible collaboration with NCTCOG staff, affiliated consultants or City staff, these updates being limited to five (5)
 - Field studies – periodic off-site trips with committee designed to immerse participants in an experience to enhance conceptual understanding and facilitate future planning sessions
- First general meeting between committee, City staff and/or Freese and Nichols is projected in an October timeframe

V. Review and Discuss upcoming Country Day on the Hill activities and assignments.

Main Street booth will feature the upcoming City Center Phase II sustainable development plan. Continuing the planning department's public engagement agenda begun in Spring 2012 at the Citywide Neighborhood Block Party, followed by Walk the Light Arts Festival, the booth will promote the project and begin public education and familiarization with the project, terms, concepts and the planning process in general. Main Street board members will be asked to team with Planning and Zoning commissioners in this public outreach exercise. Board members committed to the following booth staffing schedule:

8 – 10 am	Norman Patten
10 – 12 noon	Albert Mack
12 – 2 pm	Al Armistead
2 – 4 pm	Lois Cannady
4 – 6 pm	Jami McCain