

MINUTES
Main Street Board
Meeting of February 24, 2014

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas, met on Monday, February 24, 2014, at 6:00 pm. in Conference Room D-106 of the Cedar Hill Government Center, 285 Uptown Blvd., Cedar Hill, Texas.

The following members were present; Gabriel Allred, Al Armistead, Alice Atchison, Albert Mack, and Norman Patten. Gary Reed and Melise Smith arrived late. Russell Read and Michelle Rodriguez were absent with prior notice. The following City Staff members were present; Don Gore, Senior Planner and Patricia Bushart, Main Street Manager.

I. Call the meeting to order.

Vice Chairman Norman Patten called the meeting to order at 6:01 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

The Board deviated from the agenda order with the pronouncement of Randy Moon's intention to abstain from voting on the minutes because of his absence from the December 2, 2013 meeting, deferring Item II pending arrival of additional board member(s).

III. Review and Consider Case #14-06, site plan proposal for 409 Cooper Street, conversion from residence to retail, presented by Terry Foster of Reaxion Spa at Cooper.

John Westmorland was present on behalf of Terry Foster and corrected the agenda wording to reflect the business name as Reaxion **Salon**, not Spa, at Cooper.

Mr. Westmorland was requesting a variance to the Uptown Overly Ordinance requirement of a screen wall between residential and non-residential districts. The applicant was requesting use of the existing vegetation along property lines to serve as a screen between the residential (north side of property) and non-residential districts as required by the zoning ordinance. The Board agreed that the existing vegetation was sufficient as a screen between the districts but suggested that, as a courtesy, the applicant notify adjacent property owners of the proposed conversion and provide written verification of contact.

Upon review and consideration of Case #14-06, Gary Reed made a motion, seconded by Randy Moon, to approve the variance request as presented. The motion was approved unanimously.

The Board returned to the Agenda order with the arrival of additional board members.

II. Approve the Minutes of the December 2, 2013 Regular Meeting.

Gabriel Allred made a motion, seconded by Albert Mack, to approve the minutes of the December 2, 2013 Regular Meeting. The motion was approved 7-0 with one abstention.

IV. Receive Update of City Center 2 Committee Meeting.

The City Center 2 Committee met two times since the last report to Main Street.

January 16, 2014 – Divided by districts, the committee was asked to post likes and dislikes specific to the districts, in preparation for discussion of recommendations to City Council for future capital projects. The following topics or project proposals were discussed:

- Midtown Plaza emerged as the most controversial of proposals with the committee desiring clarification of:
 - Plaza definition
 - Boundary
 - Intended uses for individual elements within the designated area
 - Public versus private investment
- Disposition of former Phillips' properties, now owned by Cedar Hill Economic Development Corporation
 - Utilization of existing structures
 - Suggestion of transitional uses
 - Interim management
- Belt Line corridor
 - Original conversation lacked general understanding for committee
 - Favored as means to alleviate barrier between districts (effect of 4-lane thoroughfare)
 - More feasible in conjunction with construction of proposed Road A connector south from W. Belt Line to U.S. Highway 67 at Tidwell
 - Transitions glitz of Midtown to 'funk' of Historic Downtown

February 13, 2014 – Continuation of January 16 discussion:

- Uptown had little discussion
- Midtown
 - Is Midtown Connector from U.S. Highway 67 to Uptown Blvd. via 24-Hour Fitness, as recommended by consultants, better use of resources
 - Connector recommendation is not about getting INTO Midtown, but more about ways to get out
 - Racetrack element of Plaza criticized, concerns included:
 - Stranded investment
 - Funding requirements and methods
 - Ability of committee to 'sell this to the community'
 - Midtown project, whichever recommended, still considered best to facilitate development
- Historic Downtown:
 - Division of EDC properties by existing rail line
 - East side older
 - Closer adjacency to historic resources
 - May require more careful development consideration
 - West side structures have limited useful life remaining
 - More suitable for new development following demolition