

MINUTES
Main Street Board
Meeting Minutes of July 24, 2017

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas, met Monday, July 24, 2017, at 6:00 pm. in the 4th Floor Conference Room of the Cedar Hill Government Center, 285 Uptown Blvd., Cedar Hill, Texas.

The following members were present; Alice Atchison, Randy Moon, Norman Patten, Gary Reed and Charlie Thompson. Albert Mack and Gordon Penelton were absent. Al Armistead was absent with prior notice. The following City Staff members were present: Russell Read, Director of Customer and Visitor Experience and Patricia Bushart, Tourism Marketing Manager.

I. Call the Meeting to order.

Chairman Gary Reed called the meeting to order at 6:12 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Approve the Minutes of the June 26, 2017 Regular Meeting.

Norman Patten made a motion, seconded by Randy Moon, to approve the minutes of the June 26, 2017 Special Meeting. The motion was approved unanimously.

III. Review and Consider impact fee recommendation.

The board reviewed the final draft of the impact fee recommendation, identifying four categories of infill to define the parameters for fee waiver project consideration:

1. Definition of an infill project – a vacant tract of land situated between and/or adjacent to existing structures, having been previously platted with records on file with the county, and which is ready to receive a new structure.
2. The maximum size of the structure for the waiver to apply would be a footprint not to exceed 2,500 sq.ft.
3. The structure could be residential or commercial.
4. Only new structures in the Historic Downtown district, as defined in the 2014 City Center Plan infill regulations, would be eligible.

The recommendation will be drafted and forwarded to City Council for consideration.

IV. Discuss potential downtown streetscape enhancements.

The board reviewed a number of photographs of historic downtown street- and landscaped areas and considered the following as possible recommendations for enhancement:

- Establish a recommended plant list to include mostly evergreens
- Encourage more traditional plantings
- Create gathering areas with seating, tables with chairs and umbrellas or shade structures

- Build landscaped feature on southwest corner of the square (NE Texas at Houston) to replace pavement
- Establish design standards to achieve consistency and improve aesthetic/visual appeal of district
- First priorities, beginning with established areas:
 - At NE corner of Cedar at Broad, remove cactus and/or arid plantings
 - Revitalize Pioneer Park
- Add street furniture

Staff will initiate conversation with Parks personnel on items within their purview.

V. Receive update of house moving ordinance.

Regulations for the moving of structures within, or from outside the city, must:

- Be authenticated as historic and;
- Be approved by City Council

VI. Reports from Main Street staff.

- Diseased sycamore tree on square near Babe's sign has been trimmed with the trunk preserved for public art installation
- Rod Tyler retirement celebration is 07.27.17 at 2:00 pm in the Turk Cannady Room – his last day is 08.04.17
- Meeting with craft brewers interested in Cedar Hill location
- Upcoming events:
 - ReMarket/Creative Arts Festival – Sat 17.09.23
 - Country Day on the Hill – Sat 17.10.14 preceded by Old Settlers Reunion, Fri 17.10.13
 - Cedar Hill Arts will return with Cinema on the Square in Nov

VII. New Business.

No new business was introduced.

VIII. Review action items.

- 1) Inquire on status of drainage study publication
- 2) Prepare final impact fee DRAFT memo
- 3) Norman Patten will bring streetscape enhancement sketches

IV. Adjourn.

Chairman Reed adjourned the meeting at 7:29 p.m.

ATTEST:

Minutes Approved on August 28, 2017

Patricia M. Bushart,
Tourism Marketing Manager

Gary Reed,
Main Street Board Chair