

MINUTES
Main Street Board
Meeting Minutes of February 27, 2017

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas, met Monday, February 27, 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; Al Armistead, Alice Atchison, Pamela Morris, Norman Patten and Gary Reed. Gabriel Allred, Albert Mack and Randy Moon were absent with prior notice. Gordon Penelton was absent. The following City Staff member was present: Patricia Bushart, Tourism Marketing/Main Street Manager.

I. Call the Meeting to order.

Chairman Gary Reed called the meeting to order at 6:19 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Approve the Minutes of the January 30, 2017 Regular Meeting.

Al Armistead made a motion, seconded by Alice Atchison, to approve the minutes of the January 30, 2017, Regular Meeting. The motion was approved unanimously.

III. Review Main Street Board Charge, Direction and Responsibilities memorandum.

The board performed a final review of the memorandum and requested Chairman Reed to forward the document as presented, with edits to the cover letter as noted.

IV. Preview City Center conceptual illustrations.

The board previewed six conceptual illustrations within the City Center, prepared for the Planning Department by Robin Frye of Frye Associates, Architectural Illustration. The renderings, two of them within Historic Downtown, depict *concepts only*, not specific site planning or actual construction. The illustrations will be used to sell the City Center concepts to developers and the community.

V. Review Old Business.

1. Moving structures into or within the city – Zoning Code of Ordinances:

Chapter 4, Article IX, Sec. 4-162. – Moving of houses restricted.

It shall be unlawful for any person to move or cause to be moved a previously occupied house or building from one (1) location outside the city to a location within the city, or to move a previously occupied house or building from within the city to another location within the city for the purpose of residential occupancy, except historical houses or buildings deemed historical by the city council. (Ord. No. 83-672, § 1, 8-9-83)

This was discussed in a previous meeting and the question of why was posed. It is board consensus that moving structures, historic or otherwise, is a reasonable if not desirable infill development strategy, particularly in the historic downtown district, and that review of the ordinance may be in order.

In addition, the following Sec. 4-163. – Moving bond. Is contradictory to the preceding house moving restriction.

2. Impact fees – consideration for reduction, forgiveness and/or waiver of impact fees in Historic Downtown.

Also, discussed in a previous meeting is the onerous fee structure for new development, particularly for smaller tracts as are more prevalent in the historic downtown district. With the current schedule, fees including impact, road and capital recovery fees for a single-family dwelling on an infill lot can run \$8,000 or more. From an economic standpoint, development of a small infill lot is cost prohibitive. If, as Clarion is suggesting, we are to encourage infill development in the City Center, then some consideration of cost reduction is warranted.

Al Armistead made a motion, seconded by Pamela Morris, to forward a recommendation to Clarion to consider inclusion of reduction, forgiveness or waiver of impact fees for infill development in Historic Downtown, in their revisions.

VI. Reports from Main Street staff.

- All development fees collected for Fairfield Inn and utility locates underway
- Preston Trails Town Hall was Tuesday, February 21, 2017, at Good Shepherd Church
- Authentic Texas Magazine spring 2017 ad will feature Remarket, summer Music in the Park and fall the 80th annual Country Day on the Hill
- Thursday, March 2 - Bond Committee kick-off meeting, 6pm in Court/Multi-Purpose Room
- Remarket reboots for Spring dates March 25, April 22 and May 27
- Cinema on the Square coming Fridays in April
- Historic Downtown Association has met and will continue to do so the first Tuesday of every month at Lavish Retreat on Texas Street
- Property at 409 Cedar has been purchased by Dillard on Cedar LLC
- Properties at 411 & 413 Cedar, plus 708 & 712 Cedar, have been purchased by CCAA Investment I, LP
- New/Recent development
 - McAlister's and R'Taco (Rusty Taco) coming to 379 E FM 1382, Cedar Hill Crossing, leaving one unit remaining
 - 207 Wilson St., formerly éclair bistro, purchased by Lake Properties and is currently available for lease
 - Trios Grille is temporarily closed for renovation and change of management
 - 101 E. Belt Line, formerly Braum's, soon to open as Crackin' Shack
 - 642 Uptown Blvd., Ste. 202, formerly Dickie's, soon to open as JJ's Fish and Chicken