

MINUTES
Main Street Board
Meeting of February 23, 2009

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Monday, February 23, 2009 at 6:00 pm. in Conference Room D-106 of the Cedar Hill Government Center.

The following members were present; Sheri Borth, Lois Cannady, Albert Mack, Norman Patten, Chairman Steve Phillips, Russell Read and Randall Stewart. Amanda Hall was absent with prior notice. Jerry Fulwiler was absent. The following Elected Official was present; Cory Spillman, Mayor Pro Tem. The following City Staff members were present; Leslie Price, Planner and Patricia Bushart, Main Street Manager.

I. Call the meeting to order.

Chairman Steve Phillips called the meeting to order at 6:50 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Approve the Minutes of the January 26, 2009 Regular Meeting.

Norman Patten made a motion, seconded by Lois Cannady, to approve the minutes of the January 26, 2009 Regular Meeting. The motion was approved unanimously.

III. Review and Consider site plan proposal and building elevations for Main Street Square office/retail conversion located at 107-109 S. Main Street, presented by Norman Patten of Norman Patten and Associates, Architect • Planners, on behalf of Danielle Wedgeworth.

Upon review and consideration of the exhibits and planning department report, Russell Read made a motion, seconded by Sheri Borth, to approve the site plan proposal and building elevations as presented. The motion was approved 6-0 with one abstention by Mr. Patten.

IV. Review and Discuss historic preservation ordinance draft analysis.

The Board identified the following criteria for inclusion in the proposed ordinance:

- Landmark district designation as a distinct parcel of land
- Certificate of Appropriateness would apply to:
 - Substantial exterior changes
 - New construction
 - Demolition and relocation
- Renovation guidelines
- New construction guidelines
- Precise historic landmark committee direction and scope of authority
- Establishment of official, definitive source for designation (i.e. Historic Resource Survey, Landmark Committee, etc.)
- Strengthening of opt-out requirements process