

**MINUTES**  
**Main Street Board**  
**Meeting of January 23, 2012**

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*The Main Street Development and Preservation Board of the City of Cedar Hill, Texas, met on Monday, January 23, 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, Jerry Korkisch, Jami McCain, Albert Mack, Norman Patten and Russell Read. The following City Staff members were present; Rod Tyler, Director of Planning, 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 6:02 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

**II. Approve the Minutes of the November 28, 2011 Regular Meeting.**

Lois Cannady made a motion, seconded by Jerry Korkisch, to approve the minutes of the November 28, 2011 Regular Meeting. The motion was approved unanimously.

**III. Review and Consider Uptown Overlay Ordinance variance application and reports.**

Mr. Tyler, Planning Director presented the following:

- Application for Alternative Uptown Overlay District Standards to be completed by the applicant;
- Staff Review Checklist, which will be completed by Staff and used to evaluate future development proposals within the Uptown Overlay District; and
- Report of the Uptown Architectural Review Board, a standardized report from the Uptown Architectural Review Board regarding requests for alternative design standards.

Mr. Tyler asked if there were any comments or questions about the documents presented.

Al Armistead expressed concern regarding a typical applicant's comprehension of the Uptown Overlay District standards and whether proof of the applicant having read the City's ordinances might be recommended. Mr. Armistead requested the Application for Alternative Uptown Overlay District Standards provide a field in which the applicant must attest having reviewed the Uptown Overlay regulations. Additionally, Mr. Armistead requested an expansion of the comment(s) field.

Chairman Read requested that two previous cases, one being Baskin Robbins, be used to "test" the documents presented for use in future development review. Staff agreed to prepare test cases for presentation in the February 2012 meeting.

#### **IV. Review and Discuss Walk the Light Arts Festival activities.**

Nischelle Reagan, 5517 Merrimac Ave #8, Dallas, TX 75206, provided a report of event organizing activities to date including:

- January 5, 2012 Kick-off meeting with downtown merchants
- Merchants who have agreed to provide a venue or host an artist, performer or activity
- Marketing projects underway including:
  - Cross-street banners
  - Utility bill insert
  - Posters
  - Sponsorships
- Classic VW show
- Tents on Cedar between Houston and Broad

Walk the Light Arts Festival is Saturday March 24, 2012, from 5-10 pm.

#### **V. Reports from Main Street Staff.**

- Staff in process of performing preliminary prioritization of recommendations from the Historic Downtown Vision Plan in preparation for:
  - April 17, 2012 City Council Workshop – *Downtown Vision Planning Next Steps*
  - City Center Vision Plan Phase II
- Cedar Hill Museum of History hosting "Real Cedar Hill Stories as told by Real Cedar Hill Storytellers" Saturday, February 11, 2012, 6 – 8 pm at the 1890s House, 398 Broad Street at Houston
- Citywide Neighborhood Block Party – Saturday, March 4, 2012, 10 am – 2 pm at the Cedar Hill Recreation Center, 310 E. Parkerville Rd.

#### **VI. New Business.**

Al Armistead:

- Scott James interested in developing property at 324 S. Main St. on tract adjacent to the manufactured housing due north
- Dumpster placement for manufactured housing is an ongoing issue that required immediate attention

#### **VII. Review Action items.**

- 1) Staff will expand the purpose section of the Application for Alternative Uptown Overlay District Standards.
- 2) Staff will test the Uptown Development Review documents with two previous projects, one of them being Baskin Robbins.

**VIII. Adjourn.**

A motion to adjourn by Lois Cannady was seconded by Jami McCain. Motion was approved unanimously. Chairman Read adjourned the meeting at 6:56 p.m.

ATTEST:

*Minutes Approved on February 27, 2012*

Patricia M. Bushart,  
Main Street Manager

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Russell Read  
Main Street Board Chairman