

MINUTES
Main Street Board
Meeting of November 29, 2004

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Monday November 29, 2004 at 6:00p.m. in the City Hall Conference Room.

The following members were present: Chair Steve Phillips, Amanda Hall, Norman Patten, Bill Watkins, Jerry Fulwiler, Randall Stewart and Lois Cannady. The following City Staff members were present Melissa Valadez, Management Analysis, and Rod Tyler, City Planning Director.

I. Call the meeting to order.

Chairman Phillips called the meeting to order at 6:00 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Reports from Chairman Steve Phillips.

Chairman Phillips reminded the Board of the Christmas tree lighting taking place this week, but there is no new Main Street business to report.

Amanda Hall stated strip center along Cedar Street was new fully leased up.

Lois Cannady stated Bridges Safe House would soon have some lease office space available.

Melissa Valadez, Management Analysis, reported that she had meet with Post Office personnel regarding the mail boxes along West Belt Line Road and that they were agreeable to anything accept for gang boxes. They were happy with the designs they were shown.

Chairman Phillips asked Ms. Valadez to provide Ms. Cannady with a copy of the Main Street Board's Bylaws; Mission Statement; and a copy of the Uptown Overlay zoning district standards.

III. Discussion of Main Street Work Plan.

A. Architectural Review / Building Use

1. Government Center -

Chairman Phillips stated there was not much to discuss on this matter at this time.

2. Museum Plan –

The Board discussed how the Parks Department Building could be turned into a Museum for locale history and the need for additional space. They discussed the possibility of removing the existing water tank at this site and the need for more information. Rod Tyler was to provide a copy of a plat of the park department lot, if there was one, information as to the building and lot size that exists. Additionally, Ms. Hall, Ms, Cannady and Mr. Patton were to get with the Historic Society and determine how much land and interior space will be needed.

3. Old City Hall -

Mr. Watkins was assigned the task of coming up with alternative uses like display art work, theater, etc. The Board also discussed the potential for gaining additional fund thru grants from State of Texas. Ms. Valadez was to report at the next meeting over bond money that was allocated to the Downtown area and Mr. Tyler is to provided a copy of a plat of old City Hall property.

4. Baptist Church Plan -

Chairman Phillips stated that he expects a parking lot plan to be presented to Main Street over next few weeks. The church will be seeking a variance to the 30' Uptown overlay parking setback requirement.

5. Well Site

The Board discussed different ways the well site at the northeast corner of Broad Street and Texas Street might be used. Chairman Phillips asked that a plat of land be provided to Ms. Cannady and Mr. Patten.

6. Substandard buildings –

The Board briefly discussed concerns and current events regarding certain properties.

7. NW/C of Main Street & Beltline Road

Chairman Phillips stated that he had discussed this matter with the City manager and the Mayor and he stated they both were pushing for the City to assume maintenance of property, however, the land owners had not agreed to these yet.

B. Comprehensive Plan Update

The Board discussed looking over the Uptown Overlay District and seeing if any requirements needed to be eliminated or added. Discussion also ensued regarding the need for trails and walkways in the Uptown area. Chairman Phillips asked that copy of the Trail Master Plan be provided the Board for their review.

The Board also discussed increasing Uptown Overlay area to include the area south of Beltline and west to the future intersection of Tidwell / New Clark Road. Chairman Phillips asked Mr. Tyler to prepare a map of the existing Uptown Overlay area as well as possible alternatives to expand the area.

C Advertising

The Board discussed their desire to place tri-fold brochure with map to be given out to Start Park goers when they check into the Park. They thought that it should be spearheaded by downtown merchants, but would benefit all retailers in Cedar Hill. Ms. Valadez stated she would have something on this at the next meeting.