

**MINUTES
Main Street Board
Meeting of October 22, 2007**

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Monday, October 22, 2007 at 6:00 pm. in the City Hall Conference Room.

The following members were present; Sheri Borth, Lois Cannady, Norman Patten, Chairman Steve Phillips, Russell Read and Randall Stewart. Jerry Fulwiler, Amanda Hall and new appointee LaQuenda Jackson were absent. The following City Staff member was present; Patricia Bushart, Main Street Manager.

I. Call the meeting to order.

Chairman Steve Phillips called the meeting to order at 6:10 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Introductions and Welcome to new board member.

Chairman Phillips passed on this agenda item in the absence of new appointee LaQuenda Jackson.

III. Approve the Minutes of the August 27, 2007 Regular Meeting.

Sheri Borth made a motion, seconded by Lois Cannady, to approve the minutes of the August 27, 2007 Regular Meeting. The motion was approved unanimously.

IV. Review and Discuss recent and upcoming downtown events.

Country Day:

- Record attendance
- Upwards of 30,000 hits on cedarhillcountryday.com website
- Areas to improve for 2008
 - Main Street booth staffing
 - More power on Cedar and Main Streets for Hometown Talent stage
 - Contract for more portables
 - Tighten up parking at First Baptist Church
 - Acquire additional chairs for big tent or consider bleachers

Halloween on the Hill – Cinema and Scare on the Square:

- Advanced publicity good
- CHACA to assist with decoration of City Council Chamber
- Storytellers contracted; Traphene Hickman, Dan Gibson, and Gene and Peggy Helmrick-Richardson
- Most downtown merchants plan to participate

V. Review and Discuss parking options for the historic downtown area.

Review of proposed options yield forty-one (41) new spaces added to current count including Texas/Broad, bringing total available public parking spaces to 128, twenty-two (22) short of Babe's request. Houston Street options north of Cedar limited.

Board request inquiry of Planning department as to viability of extending angle-in parking north from proposed plan all the way to 201 S. Main property line.

With few alternatives available, board advises that purchase of properties to develop as future parking may be necessary.

VI. Discuss 2007-2008 work plan items; Certificate of Appropriateness, Residential Component of Uptown Overlay District, and Historic Preservation Ordinance.

Certificate of Appropriateness:

- Inquire of Mayor and City Manager as to advisability of meeting with Old Town Residential for input regarding preservation of current architectural integrity and neighborhood character and consensus for direction of new development.

Residential Component of Uptown Overlay District (UOD):

- Request Planning Director to attend, or recommend ordinance writer, to establish guidelines that set standard for higher density, multi-family development in UOD, including but not limited to
 - Project size
 - Density per acre
 - Total number of acres allowed for any single development
 - Architectural restrictions

Historic Preservation Ordinance:

- Request Planning department staff to continue preparation of ordinance

VII. Receive report of Comprehensive Plan Steering Committee meeting from Amanda Hall.

Due to recent illness of Amanda Hall, Chairman Phillips asked for volunteer to attend meetings for the purpose of reporting to Main Street Board, until such time as Ms. Hall is able to return to full activity. Sheri Borth agreed to attend in Ms. Hall's stead.

VIII. Reports from Steve Phillips.

- Recently toured new Municipal Government Center – expectation of July 2008 opening
- Properties at 409 and 411 S. Houston St. recently purchased separately by prospective future partners – joint properties have 46,000 sq. ft. of potential development
- 401 S. Houston St. also for sale
- 335 Cooper on market with \$129,500 asking price