

**MINUTES**  
**Main Street Board**  
**Meeting of October 24, 2011**

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*The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Monday, September 26, 2011 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, Norman Patten and Russell Read. Albert Mack arrived late. 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 6:05 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

**II. Discuss feedback from the public input meetings.**

Item III minutes as presented were amended to reflect omission of initial motion to deny approval of site plan proposal and building elevations for office conversion of house located at 401 Houston Street, made by Al Armistead. Motion to deny did not receive a second. Subsequent motion with conditions noted was approved.

Al Armistead made a motion, seconded by Albert Mack, to approve the minutes of the August 15, 2011 Regular Meeting with foregoing correction noted. The motion was approved unanimously.

The Board deviated from the agenda, deferring Item III until the arrival of applicant's representative and considered Item IV.

**IV. Review Old Town Vision stakeholder survey results.**

The Board received compilations of survey results from the July 30, 2011, Walk the Light Arts Festival and recent stakeholder mailing. Recommendation for the proposed online survey is to include a geographic marker such as a zip code for tracking respondents' location of residence.

Surveys will be made available to guests of Country Day on the Hill, Saturday, October 8, 2011, for inclusion in the final input compilation.

Upon arrival of applicant's representative, the Board returned to the Agenda order.

**III. Review and Consider site plan proposal and building elevations for Baskin Robbins/Dunkin Donuts located at 650 West FM 1382 and Uptown Boulevard.**

Benjamin N. Scogin, PE, of Landplan Engineering, P.A. was present to represent the applicant.

Upon review and consideration of the exhibits presented and planning department report, Al Armistead made a motion, seconded by Norman Patten, to table the site plan proposal contingent on the following:

1. Receipt of acceptable color palate sample
2. Revised drawings to show crown surround accent color in an earth tone hue other than the orange family, consistent with those approved for application in the Uptown Overlay District Ordinance
3. Revised drawings to show column crown surrounds of same hue as crown surround accent
4. Revised landscape drawings to show screening of meter base located on the north side of the building as well as the transformer pad

The motion to table was approved unanimously. It was agreed that the board would consider this item next in a Special Called Meeting to be held prior to the Monday, October 3, 2011, Open House, beginning at 5:30 p.m.

**IV. Review Old Town Vision stakeholder survey results.**

See Agenda Item II: Approve the Minutes of the August 15, 2011, Regular Meeting.

**V. Review draft report of Historic Downtown Vision Plan prepared by Freese and Nichols Urban Planning Group.**

The following edits of the draft report were noted:

- iii. Advisory Committee
  - Correct spelling Armistead
  - Add Lois Cannady
  - Correct spelling Norman
  - Strike Randall Stewart
3. Introduction and Existing Conditions
  - Paragraph two – correct ambiguity regarding use of DART Red Line
  - Map bottom right – include 'Proposed' before Circulator Route inset
5. Substitute Future Land Use Map with more appropriate aerial
9. Revise Vision Statement using words with more imagery and less action
16. Add action item to Key Phrase #1 *Historic*
  - 1.c. The district is hereafter designated as Historic Downtown