

**MINUTES**  
**Main Street Board**  
**Meeting of March 23, 2009**

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

*The following members were present; Lois Cannady, Albert Mack, Norman Patten, Chairman Steve Phillips, Russell Read and Randall Stewart. Amanda Hall was absent with prior notice. Sheri Borth and Jerry Fulwiler were absent. The following City Staff members were present; Greg Porter, Deputy City Manager and Patricia Bushart, Main Street Manager.*

**I. Call the meeting to order.**

Chairman Steve Phillips called the meeting to order at 6:03 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

**II. Approve the Minutes of the February 23, 2009 Regular Meeting.**

Lois Cannady made a motion, seconded by Norman Patten, to approve the minutes of the February 23, 2009 Regular Meeting. The motion was approved unanimously.

**III. Review and Discuss downtown area components of the Comprehensive Plan.**

The board was asked to take a holistic approach to development of a downtown-specific master plan. The plan should consist of three major components; 1) a mixed use core, 2) higher density residential, and 3) transportation center.

1. Mixed use
  - a. Identify anchors, residential/commercial/other, around which development might occur. Examples: historic landmarks, longstanding property/business owners.
  - b. Further develop commercial corners and corridors.
  - c. Allow and encourage continued utilization and rehabilitation of existing low density residential.
2. Higher density residential
  - a. Requires historic compatibility in development stage.
  - b. Special attention to parking.
3. Transportation center
  - a. How much property required?
  - b. Consideration of surrounding property values, positive and negative.
  - c. Pedestrian movement.
  - d. Pedestrian and vehicular access from major thoroughfares.

Other topics of discussion included; 1) land banking, 2) future development/redevelopment, and 3) infrastructure.

1. Land banking
  - a. Requires thinking outside of the box.
  - b. Outside investment helps control costs.
  - c. City could invest (create stake) which shows legislator preparation.