

**MINUTES**  
**Main Street Board**  
**Meeting of December 2, 2013**

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*The Main Street Development and Preservation Board of the City of Cedar Hill, Texas, met on Monday, December 2, 2013, at 6:00 pm. in Conference Room D-106 of the Cedar Hill Government Center, 285 Uptown Blvd., Cedar Hill, Texas.*

*The following members were present; Gabriel Allred, Al Armistead, Alice Atchison, Albert Mack, Norman Patten, Russell Read, Gary Reed, Michelle Rodriguez and Melise Smith. Randy Moon was absent. The following Elected Official was present; Jami McCain, City Council. The following City Staff members were present; Don Gore, Senior 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. Approve the Minutes of the October 28, 2013 Regular Meeting.**

Norman Patten made a motion, seconded by Albert Mack, to approve the minutes of the October 28, 2013 Regular Meeting. The motion was approved unanimously.

**III. Receive update of City Center 2 Committee Meeting.**

The City Center 2 Advisory Committee met on Thursday, November 14, 2013, to:

- Present changes in the previous Historic Downtown concept to incorporate newly acquired EDC property
- Define what attributes characterize a great street
- Review the multimodal and street network plans
- Discuss the circulator plan
- Consider parking management concepts

It was noted that the current City land use plan(s) would require adjustments to facilitate new development strategies. Those adjustments would include:

- Introduction of key streets to create a more orderly development framework to help link together existing retail anchors
- Creation of distinct 'anchors of identity' within the three sub-districts identified as:
  - Uptown Village Square
  - Strayer University Mixed Use
  - Midtown Plaza
  - Belt Line Village
  - Historic Downtown
  - Urban Agriculture (Sustainable Community)

An illustrative development plan was previewed highlighting the anchors of identity with specific focus on Historic Downtown and Sustainable Community concepts.

The mobility discussion featured trip-making, market potential uses including:

- Retail/restaurant
- Office
- Limited service hotel
- Multi-family housing units
- Senior living units
- Single-family homes and
- Civic, cultural, recreation and entertainment uses

It was stressed that streets needed a good balance of all potential uses to facilitate walking, bicycling, motor vehicles and parking needs.

Elements of a great street were identified as:

- Multi-modal
- Pedestrian oriented
  - Wide sidewalks and crosswalks
  - Trees, landscaping, parkways
  - Seating, lighting and site furnishings
  - Storefronts and displays
- Facilities for connectivity with other transportation elements such as:
  - Transit
  - Bicycle lanes
  - Trails
  - Available parking

An illustrative plan of the City Center street system, streets and blocks grid, street typologies, bikeways and public space network was previewed, along with circulator and parking management plan recommendations.

The meeting concluded with a Next Steps discussion to include a draft report and implementation project recommendation.

The board deviated from the agenda order to hear item **VII. New Business** presented by City Councilmember, Jami McCain.

## **VII. New Business.**

Councilmember Jami McCain initiated a discussion regarding the merits of an historic preservation ordinance for Cedar Hill, requesting feedback from the board.

### Background:

The current designation program was initiated in 2006 and is administered by the Main Street Board with official recognition authorized by the City Council. The board selects the historic resources based on guidelines presented in the 1998 Dallas County Historic Resource Survey conducted by the Dallas County