

MINUTES
Main Street Board Development and Preservation Board
Regular Meeting of October 27, 2014

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas, met on Monday, October 27, 2014, 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, Albert Mack, Norman Patten, Russell Read, and Gary Reed. Randy Moon, Michelle Rodriguez and Melise Smith were absent with prior notice. Al Armistead and Alice Atchison were absent. The following City Staff members were present; Rod Tyler, Planning Director, Don Gore, Senior Planner, Erica Molett, EDC Business Retention Manager and Patricia Bushart, Tourism Marketing and Main Street Manager.

I. Call the meeting to order.

Chairman Russell Read called the meeting to order at 6:11 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Approve the Minutes of the September 29, 2014 Special Called Meeting.

Albert Mack made a motion, seconded by Gary Reed, to approve the minutes of the September 29, 2014 Special Called Meeting. The motion was approved unanimously.

II. Presentation of adopted City Center Development Plan by Rod Tyler, Planning Director.

Mr. Tyler reported for the board a presentation made to the Cedar Hill City Council October 14, 2014, on the formal adoption of the City Center Development Plan. An outline of his presentation follows:

- Background to date:
 - 2008 Comprehensive Plan
 - 2009 Development of the City Center Concept
 - 2010 City Center Vision Plan
 - 2011 Downtown Vision Statement
 - 2013 Phase II City Center Development Plan
- Plan overview included:
 - Executive Summary consisted of brief of plan findings
 - Development and refinement of overall city center vision and individual district visions
 - Established goals within the three sub-districts
 - Presentation of a Concept Diagram indicating what type of development 'could' occur within a region or sub-district
 - 10-year Transit-Oriented Development (TOD) market potential projection study
 - Development plan with implementation strategies and potential timeline
- Description of development style recommendation within the plan:

- Recommendation of most viable transit station location (N. Cedar Hill Road near Pioneer Parkway) per the market study, currently available data and as compared with existing adopted plans
- Identification and description of 'urban center' development best suited for proximity to TOD
- Identification and description of two categories of 'urban general' development, typically a mix of residential, services and commercial uses:
 - More intense and with higher density best suited for upper Midtown and Uptown districts
 - Slightly less intense and with lower densities, still maintaining the mix of uses, best suited to the W. Belt Line Road corridor and current Old Town
- Identification and description for 'urban neighborhood' with low intensity and moderate density best suited for much of greenfield and, as yet developed areas on either side of southern rail corridor
- Identification and description for 'historic downtown neighborhood' which would maintain neighborhood integrity similar to what currently exists in the southeastern segment of the Historic Downtown district
- Description of TOD concepts:
 - Development recommendations based on proximity to rail corridor, commonly referred to as anchors and/or pedestrian sheds
 - ¼ mile equals 5 minute walk
 - ½ mile equals 10 minute walk, etc.
- Identification of five (5) unique areas that could serve as catalyst projects for future development and application of anchor concept to illustrate connectivity and walkability
- Mobility Plan to include:
 - Potential street topographies
 - Identification of potential shared lanes, dedicated bike lanes and cycle tracks
 - Phased recommendations for potential circulator routes:
 - Phase I to connect districts in anticipation of future TOD
 - Phase II to connect districts with commuter rail built and operational

Mr. Tyler continued by outlining the next step required to implement and administer the City Center Plan:

- Regulatory actions:
 - Plan Updates for both Comprehensive and Thoroughfare Plans
 - Code Revisions to include:
 - Code audit of zoning and subdivision regulations
 - Historic preservation
 - Solar ready
 - Development of procedures, educational tools and development/regulatory guidelines
- Economic and Financing strategies:
 - Funding mechanisms to sustain ongoing needs
 - Development of public/private partnerships that include incentive criteria