

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

---

*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

Historical Commission. The survey defines a 'historic resource' as any site or area of historic, cultural or architectural significance.

The designation program in effect "*acknowledges the valued contributions of property owners to the preservation and protection of the historic resources for the education and enjoyment of future generations of Cedar Hill citizens and visitors,*" but places no obligation on owners to perpetuate or maintain the historically significant integrity of the resource.

Following are the discussion points of significance:

- Point of any program should not be to restrict, but empower city/owners to enhance the value and/or integrity of the resource
- Goal is not to make preservation more difficult, but develop a program to reward owners for efforts
- Maintaining integrity of remaining historic resources is imperative
- National Register of Historic Places and Registered Texas Historic Landmark programs have protections, but aren't foolproof
- Must protect against neglect and reckless demolition

Questions posed to board:

- Is a preservation ordinance worthwhile, worth pursuing
- Should inclusion be voluntary or mandatory
- Would board support protection/preservation, policy/ordinance

Feedback regarding the potential policy points/guidelines included:

- Success would require cooperation at all levels; elected officials, city administration, development community
- Program should cast City as partner rather than adversary
- Public support should extend beyond owners
- Any program should create opportunity
- Maintain creativity in planning around historic resources
- Development requirements should:
  - Define minimum standards
  - Be flexible without getting bogged down in minutiae
  - Establish defined standard for complimentary development
  - Encourage surrounding property owners, not instill fear
  - Provide incentives or rewards for participation
- Development requirements SHOULD NOT:
  - Be so onerous as to prohibit or discourage maintenance to the point of dilapidation
  - Encumber the owner

The board determined that effort would be challenging, but consensus was favorable for advocacy with cooperation from City Council and staff support.

The board returned to the agenda order with item **IV. Review and Discuss revitalization websites.**

#### **IV. Review and Discuss revitalization websites.**

The Board was provided four (4) revitalization websites for review in advance of the meeting:

- goodspace.com
- lincrec.org
- nrp.org
- habitat.org

They were also encouraged to bring additional sites to the meeting for discussion.

The following observations specific to Cedar Hill renewal projects were noted:

- Substantial property values inversion exists, particularly in Historic Downtown
- Values are seriously inflated and generally unrealistic
- Representatives in S. Dallas are utilizing subsidies to market/attract developers
- Many communities and organizations are offering incentives for infill development
- Implementing a sliding capital impact fee structure or fee reduction schedule could be beneficial to infill development and attract smaller-scale projects in Historic Downtown

A workshop or panel discussion involving Main Street and members of the local renewal and revitalization community was proposed as a means to promote Historic Downtown and encourage development projects in Cedar Hill. Participants might include:

- Good Space founder David Spence or him mentor, Trey Bartosh
- Square Foot, Inc. president Joe McElroy
- Developer Jim Lake of Waxahachie

Expanding the workshop or discussion to include other boards, commissions or City Council was also considered.

#### **V. Review and Discuss W. Belt Line improvement/development ideas and concepts.**

This agenda item was postponed due to time constraints. The following ideas and concepts will be incorporated into Renewal/Revitalization workshop agenda and discussion topics:

- Land use
- Thoroughfare
- Structures/improvements
- Infill
- Circulation

#### **VI. Reports from Main Street Staff.**

- Closing on Phillips' properties completed
  - RFQ for property management being reviewed by legal counsel
  - Long-standing tenant in 102 S. Broad has purchased space in Duncanville and taken another tenant with them to new location
- Holiday on the Hill is Thursday, December 5, 2013, from 6-8 pm in Pioneer Park

- WFAA Party on the Plaza is Friday, December 6, 2013, 4:30 a.m. at Victory Plaza in downtown Dallas
- WFAA Santa's Helpers Toy Drive is Friday, December 6, 2013, 5-10 p.m. by the Christmas tree in Uptown Village
- Cedar Hill Historical Society presentation, 'The History of Oak Cliff' by Gayla Kokel. is Monday, December 9, 2013, 6:30 pm at Jeter & Sons
- City Center 2 Advisory Board Meeting is Thursday, December 12, 2013, 6-8 pm in the Court/Multi-Purpose Room of the Government Center
- Love Your City Theater presentation of 'A Christmas Carol' is Friday-Sunday, December 13-15, 2013, at Trinity Christian Church on Pleasant Run Road
- Walk the Light vendor registration ended November 30, 2013
  - Extended hours (12 noon – 10 pm) proposed for 2014
  - Will include 5k 'Walk the Light Run'
- Café 67 is once again vacant
- Overlay of Houston St. is complete – marking in progress

#### **VII. New Business**

- Junk and Wine Addiction now open at 115 S. Broad – Hours Th-Su 12 noon – 9:00ish
- The Cupcake Co is moving into Rubio's and Snocones possibly moving back to former location
- Fuzzy's Hamburgers reportedly coming to Cedar Hill

#### **VIII. Review Action Items.**

1. Coordinate Revitalization/Renewal workshop for January 2013.
2. Report omission of arts projects from City Center 2 planning.

#### **IX. Adjourn**

A motion by Norman Patten to adjourn was seconded by Gary Reed. Motion was approved unanimously. Chairman Read adjourned the meeting at 7:43 p.m.

ATTEST:

Minutes Approved on February 24, 2014

Patricia M. Bushart,  
Main Street Manager

Russell Read  
Main Street Board Chair