

MINUTES
Main Street Board
Meeting of December 5, 2005

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Monday December 5, 2005 at 6:00 pm. in the City Hall Conference Room.

The following members were present and on time; Chair Steve Phillips, Sheri Borth, Lois Cannady, Jerry Fulwiler, Amanda Hall, Norman Patten, Russell Read, Randall Stewart and Bill Watkins. The following City Staff members were present; Leslie Price, City Planner and Patty Bushart, Main Street Manager.

I. Call the meeting to order.

Chairman Phillips called the meeting to order at 6:10 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Approve the Minutes of the October 24, 2005 Regular Meeting.

Norman Patten made a motion, seconded by Lois Cannady, to approve the minutes of the October 24, 2005 Regular Meeting. The motion carried unanimously.

III. Discuss improvement options for two-acre site located at 317 S. Main/409 Cooper with developer Clifford Yelldell.

Mr. Yelldell presented a preliminary site plan for a proposed multi-family development on the property noted. The proposal features ±12 two-story and ±6 single-story unit townhouses situated in 5 clusters about the property and includes entries from Cooper and Hickerson Sts., common areas and an existing 750 square foot home site fronting on 317 S. Main. The two-story units would measure approximately 2,900 square feet and the single-story units would measure approximately 700 square feet.

Mr. Yelldell proposes to sell the townhouse units individually, include as a condition of ownership (via deed restrictions) a mandatory homeowners' association to maintain common areas and possibly pursue a zoning variance to include some multi-use units within the development. Mr. Yelldell also proposes to rehabilitate and lease or re-sell the existing structure on Main Street apart from the townhouse development.

The Board expressed general consensus of satisfaction with the proposed development, but requested that particular attention is paid to the following matters with regard to proceeding:

- mandatory homeowners' association
- deed restrictions
- architecture
- building materials
- landscaping/green areas
- entries
- lighting
- square footage breakdowns

The Board recommended demolition of the existing Main St. structure to be replaced by 3 additional townhouse units. The Board also strongly recommended that the primary ingress/egress should occur at Main St., with Cooper St. providing secondary access, and that the Hickerson St. entry should be