

**MINUTES**  
**Main Street Board**  
**Meeting of July 31, 2006**

---

*The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Monday July 31, 2006 at 6:00 pm. in the City Hall Conference Room.*

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

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

Chairman Steve Phillips called the meeting to order at 6:00 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

The Board deviated from the agenda to consider items III, IV, V and VI.

**III. Review and Consider proposed re-plat of medical condominiums site plan and building elevation on Lot 4, Block B, Cedar Hill Village, presented by Jim Riley of Borckette•Davis•Drake, Inc.**

Principal changes from original plan included:

- Combination of two (2) northernmost structures to create single building of approximately 7,900 sq. ft.
- Replacement of wainscoting with full-face masonry on all four sides
- Construction timeline for remaining structures in two phases

The following items were considered:

- Removal of natural screening along eastern perimeter would adversely affect residential property along Merrifield Dr.
  - Removal required to facilitate drainage engineering of field inlet connection
  - Assurance that landscape restoration would meet ordinance compliance was made
- Six foot (6') awning surround covers sidewalks
- Pedestrian connection to parking on building south side
- Concern that parking lot lighting is inappropriately scaled and will result in lumen spillage into adjoining residential neighborhood

A motion was made by Norman Patten, seconded by Russell Read, to approve the site plan contingent on restoration of landscape screening along the southern boundary sufficient to screen development from residential property and meet ordinance compliance, and verification of outdoor lighting plan to satisfy recognized standard. The motion passed unanimously with exceptions noted.