

MINUTES
Main Street Board
Meeting of December 4, 2006

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Monday December 4, 2006 at 6:00 pm. in the City Hall Conference Room.

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

I. Call the meeting to order.

Vice Chairman Norman Patten 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.

II. Review and Consider a site plan and building elevations proposal for 316 Cooper Street presented by Mary Fishel representing Trios Grill.

Upon review and consideration of the exhibits presented, Amanda Hall made a motion, seconded by Lois Cannady, to approve the site plan and building elevations proposal for 316 Cooper Street presented by Mary Fishel, representing Trios Grill, with the following exceptions:

1. To grant deviation to 30 ft. landscape buffer requirement
2. Require dumpster to be enclosed
3. Relocate handicap parking to facilitate loading and add parking space to meet standard

The motion passed unanimously.

III. Approve the Minutes of the October 30, 2006 Regular Meeting.

Lois Cannady made a motion, seconded by Jerry Fulwiler, to approve the minutes of the October 30, 2006 Regular Meeting. The motion carried unanimously.

IV. Review and Consider site plan and building elevations proposal for Lot 3, Block C, Cedar Hill Village Addition, Care Now Urgent Care Office, presented by Jim Riley of Brockett, Davis and Drake, Inc.

Upon review and consideration of the exhibits presented, Sheri Borth made a motion, seconded by Amanda Hall, to approve the site plan and building elevations proposal for Lot 3, Block C, Cedar Hill Village Addition, Care Now Urgent Care Office, presented by Jim Riley of Brockett, Davis and Drake, Inc., with the following exceptions:

1. Modify three smaller windows depicted on west elevation to conform with others
2. Amend south elevation to include vertical breaks for articulation
3. Modify smaller window depicted on east elevation to conform with others