

MINUTES
Main Street Board
Meeting of January 25, 2007

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Thursday, January 25, 2007 at 6:00 pm. in the City Hall Conference Room.

The following members were present and on time; Lois Cannady, Jerry Fulwiler, Amanda Hall, Chairman Steve Phillips, Randall Stewart and Bill Watkins. Norman Patten arrived late. Sheri Borth 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.

Chairman Steve Phillips called the meeting to order at 6:07 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Approve the Minutes of the December 4, 2006 Regular Meeting.

Lois Cannady made a motion, seconded by Jerry Fulwiler, to approve the minutes of the December 4, 2006 Regular Meeting. The motion was approved unanimously.

III. Review and Consider revised site plan proposal for 402 Lee Street, presented by Dustin Ledbetter of Phillips Properties, Inc.

As Steve Phillips chose to abstain from the site plan discussion citing a conflict of interest, and the vice chairman had not yet arrived, the chairman designated Amanda Hall to lead the item review.

Upon review and consideration of the exhibits presented and planning department report, Bill Watkins made a motion, seconded by Lois Cannady, to approve the revised site plan proposal for 402 Lee Street with the following conditions:

1. Vehicle maneuvering screen of either a 3-foot shrub hedge capable of attaining a full hedge within 2 years, a masonry wall, or a 3-foot berm, shall be installed along the proposed driveway
2. Two additional trees at a minimum caliper of 3-inches required in the original site plan and approved by the City Council shall be installed prior to certificate of occupancy application.

The motion was approved by a vote of 5-0, with one abstention.

IV. Review and Discuss Downtown Building Façade Rehabilitation Grant.

Upon review and discussion of the Downtown Building Façade Rehabilitation Grant brochure, the board reached a consensus on the content, recommending the following revisions:

1. Grant applications will be limited to business owners versus property owners
2. Brochure shall include grant application checklist

V. Review and Discuss 2007 work plan items.