

**MINUTES  
Main Street Board  
Meeting of July 21, 2008**

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*The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Monday, July 21, 2008 at 6:00 pm. in Conference Room D-106 of the Cedar Hill Government Center.*

*The following members were present; Sheri Borth, Lois Cannady, Jerry Fulwiler, Chairman Steve Phillips and Russell Read. Norman Patten arrived late. Amanda Hall and Randal Stewart were absent with prior notice. LaQuenda Jackson was absent. The following City Staff members were present; Leslie Price, Planning and Patricia Bushart, Main Street Manager.*

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

Chairman Steve Phillips 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 June 2, 2008 Regular Meeting.**

Sheri Borth made a motion, seconded by Russell Read, to approve the minutes of the June 2, 2008 Regular Meeting. The motion was approved unanimously.

**III. Review and Consider site plan proposal and building elevations for addition of a deck, parking and drive up awning to building located at 230 W. Belt Line Rd., presented by Norman Patten of Norman Patten and Associates, Architect • Planners, on behalf of Chris Parvin of the White Rhino Coffee House Restaurant.**

Upon review and consideration of the exhibits presented and planning department report, Russell Read made a motion, seconded by Sheri Borth, to approve the proposed site plan for 230 W. Belt Line Rd. as submitted with the following stipulations:

1. Proposed canvas awning shall be gable-style, constructed at a pitch to match that of front porch and be connected to an awning to cover proposed door and landing at west side of building attachment. This connecting awning shall also be gable-style, constructed at a pitch to match that of front porch, rather than 12' tilt-style awning submitted.
2. Any signage appearing on street-facing end of awning shall be in conformity with existing City sign ordinance
3. Awning color shall be a hunter or forest green hue

The motion was approved unanimously, with one abstention, subject to the aforementioned conditions.

**IV. Receive update of noise issues in the Uptown Overlay District.**

Trios Grille owner, Mary Fishel, appeared before City Council June 10, 2008 to address noise and parking issues and the related ordinance(s). It was reported that repeated noise and parking complaints against the restaurant had been filed with police resulting in citations being issued on three (3) separate occasions. The Council noted the transitional nature of the neighborhood, acknowledging the mixed-use zoning and conditional use permit allowing, among other things, live entertainment on a limited basis with restrictions. Council consensus was that while they wished the restaurant success, the burden to