

**MINUTES
Main Street Board
Meeting of June 1, 2009**

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Monday, June 1, 2009 at 7:00 pm. at Babe's Chicken Dinner Restaurant in Historic Downtown Cedar Hill.

The following members were present; Sheri Borth, Lois Cannady, Jerry Fulwiler, Albert Mack, Norman Patten, Chairman Steve Phillips, Russell Read and Randall Stewart. Amanda Hall was absent with prior notice. The following City Staff members were present; Don Gore, City Planning and Patricia Bushart, Main Street Manager.

I. Call the meeting to order.

Chairman Steve Phillips called the meeting to order at 7:08 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Approve the Minutes of the April 27, 2009 Regular Meeting.

Lois Cannady made a motion, seconded by Russell Read, to approve the minutes of the April 27, 2009 Regular Meeting. The motion was approved unanimously.

III. Review and Consider site plan improvements and elevations for residential to office/retail conversion at 157 Hood Street, presented by Norman Patten of Norman Patten Associates, Architect • Planners, on behalf of Sonny Otutu.

Upon review and consideration of the exhibits presented and planning department report, Russell Read made a motion, seconded by Albert Mack, to approve the site plan improvements and elevations with the following conditions:

1. Applicant to install fence to screen back yard.
2. Gable roof to be constructed atop existing flat-roof addition.
3. Awnings to be installed over existing French doors.
4. Trim to be added top and bottom to front columns.
5. Hardie Board to be installed immediately on front (south) elevation to replace existing, non-conforming siding.
6. Siding on remaining façade elevations to be **replaced within one (1) years of Certificate of Occupancy** issuance.

The motion passed unanimously with one abstention.

IV. Review and Consider site plan proposal and elevations for additional drive through automatic teller machine located at 225 N. Highway 67, presented by Pablo Chavez of Security Vault Works, Inc.

Mr. Chavez was accompanied by Bobby Huskins, also of Security Vault Works, Inc. Upon review and consideration of exhibits presented and planning department report, Norman Patten made a motion, seconded by Russell Read, to approve the design as presented with the following recommendation:

1. Wrap outside edges of vertical panels with a product, preferably brick or stone, to match or compliment existing bank building construction material.