

MINUTES
Main Street Development and Preservation Board
Meeting of November 5, 2001

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Monday, November 5, 2001, 4:00 p.m. City Hall Conference Room, City of Cedar Hill, Texas.

Present: Chairman Steve Phillips, Vice Chairman Kenna Prior, members, Sheri Borth, Norman Patten, Ann Permenter, Phyllis Stewart and Alice Comer, also Dennis Brock and Rod Tyler

Absent: Bill Watkins.

I. Call the meeting to order.

Chairman Phillips called the meeting to order at 4:04 pm, declaring it an open meeting, with a quorum present and the meeting notice was duly posted.

II. Approve the minutes of the October 1, 2001 meeting.

A motion was made by Sheri Borth and seconded by Kenna Prior to approve the minutes of the October 1, 2001 meeting as presented. The motion was approved by all.

III. Discussion and possible action concerning the Cedar Hill Village site plan as submitted by Frank Mihalopoulos.

Developer Frank Mihalopoulos made a presentation to the board regarding the site plan for the new Cedar Hill Village shopping center. While there were few changes from his previously submitted plan, the issues of right of way and landscaping were addressed. He stated that the retail and restaurant spaces will be built as they are leased. City of Cedar Hill Planning Director Rod Tyler explained the deviations from the Uptown Zoning Ordinance for which Mihalopoulos was seeking approval. They were issues regarding landscaping and parking proximity to landscaping. The Main Street Board has the authority to recommend approval to the Planning and Zoning Commission and City Council.

There was some discussion of the Trucking Company, which is near the proposed Cedar Hill Village Site. Chair Phillips will speak with the City Manager about ways to approach the company about improving their property.

Sheri Borth inquired about the design of the Stein Mart façade. Mihalopoulos explained that it is a preliminary design and is subject to change. Kenna prior asked about the service area between the two buildings on the north side of the property. Mihalopoulos explained that it will be landscaped, but must remain in order to properly service the businesses in the buildings.

A motion was made by Phyllis Stewart and seconded by Ann Permenter. The motion was carried and the site plan was approved as presented.

IV. Staff reports from Main Street Manager Valerie Gibson.

Main Street Manager Valerie Gibson asked the Board if the current meeting time was convenient, and requested that she set up meetings through March. She will check on Easter weekend schedules. She reported that brick sales, Holiday on the Hill, and the grant program are well under way.