

**MINUTES**  
**Main Street Board**  
**Meeting of January 23, 2006**

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*The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Monday January 23, 2006 at 6:00 pm. in the City Hall Conference Room.*

*The following members were present and on time; Chair Steve Phillips, Sheri Borth, Lois Cannady, Jerry Fulwiler, Amanda Hall, Norman Patten, and Russell Read. Bill Watkins arrived late. Randall Stewart was absent. The following City Staff members were present; Leslie Price, City Planner and Patty Bushart, Main Street Manager.*

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

Chairman Phillips 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. Approve the Minutes of the December 5, 2005 Regular Meeting.**

Sheri Borth made a motion, seconded by Lois Cannady, to approve the minutes of the December 5, 2005 Regular Meeting. The motion carried unanimously.

**III. Update of downtown streetscape enhancements by Art Stone, Project Manager, Hunt Construction Group.**

Mr. Stone reported that of the original \$300,000 streetscape bond proceeds, approximately \$49,000 remains. Five projects were outlined and priced:

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| 1. Dumpster enclosure                                 | \$40,118 |
| 2. Dumpster enclosure landscaping/irrigation package  | 6,451    |
| 3. Parks and Recreation sidewalk extension            | 11,800   |
| 4. SW corner City Hall Square improvement             | 17,500   |
| 5. Decorative street sign mounts (8 around City Hall) | 933      |

At the conclusion of discussion, a motion was made by Sheri Borth and seconded by Amanda Hall to instruct Mr. Stone to proceed with construction of item numbers 1) dumpster enclosure; 2) dumpster enclosure landscaping/irrigation package and; 3) eight decorative street sign mounts for City Hall square. The motion carried unanimously with one abstention by Norman Patton.

**IV. Discuss preliminary plan for two-acre site located at 317 S. Main/409 Cooper with developer Clifford Yeldell.**

Mr. Yeldell returned with a revised drawing that incorporated suggestions made by the Main Street Board in the December 2005 meeting. The new schematic called for the removal of the existing residence fronting Main Street and showed an approximate mix of 29 units including ten 1-bedroom, nine 2-bedroom and ten 3-bedroom townhomes. Sample floorplans presented showed one bedroom units ranging from  $\pm$  650 to  $\pm$  740 s.f. Two bedroom examples ranged from  $\pm$  900 to  $\pm$  1230 s.f. and three bedroom units from  $\pm$  1300 to  $\pm$  1500 s.f. Elevation illustrations were also presented as were sample by-laws for a proposed mandatory homeowners' association.