

MINUTES
Historic Downtown Advisory Board
Regular Scheduled Meeting June 22, 2020

The Historic Downtown Advisory Board of the City of Cedar Hill, Texas, met Monday, June 22, 2020, at 6:00 pm via teleconference using Zoom and in the Administration Conference Room of the Cedar Hill Government Center, 285 Uptown Blvd., Cedar Hill, Texas.

The following members were present: Al Armistead, Norman Patten, Kenna Prior, Chelsey Randel, Hannah Tyler, Christopher Haley. The following City staff members were present: Russell Read, Director of Customer and Visitor Experience, Michelle Hernandez, Destination Marketing Manager, Christy Harris, CVE Coordinator. The following members were absent: Albert Mack, Matthew Chapel and Randy Moon.

I. Call Meeting to Order at 6:01 PM

Chairman Hannah Tyler called the meeting to order at 6:01 pm, declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Citizens' Forum

No citizens submitted for Citizen's Forum

III. Approve the Minutes of the May 27, 2020 Regular Meeting and June 15, 2020 Special Called Meeting

Al Armistead motioned to approve the minutes from May 27, 2020 and June 15, 2020 considering that the minutes reflect that Al Armistead filed the necessary affidavit of potential conflict, towards CUP-262-2020. Chelsey Randel seconded the motion. Motion was approved unanimously.

IV. Discuss CUP-262-2020 Ole' Pozole

Applicant proposes to use the property located on 207 Wilson Street and are required to submit a CUP, since the property is in a residential area in which alcohol will be served. They are requesting a 2,190 square foot expansion for an enclosed patio with french doors, all while maintaining the original gray exterior.

- Enclosed patio would comprise of more space and will require additional parking.
- Parking options include:
 - An attempt to enter in a parking agreement with adjacent funeral home
 - An attempt to enter in a valet agreement that will require a variance in which valet staff would use the 3 close public parking lots.
 - Use of a bicycle shuttle service to transport customers

The developer would prefer a partnership with the City of Cedar Hill and have the fallback arrangement of parking in the CUP. This agreement would come with a time limit of a year, in which it would be re-evaluated. Options will be presented by developer when they have reached a decision.

Notices have been sent to residents within 200 feet of the development in October 2019 in regard to the first phase of the Ole' Pozole business concept.

Al Armistead motioned to approve and remove the red outdoor patio box from page 3 of CUP-262-2020 and develop a parking plan. Seconded by Kenna Prior. The motion was approved unanimously.

V. Discuss Downtown Zoning and Code Enforcement Recommendation Letter

It was recommended that there be a closure for large semi-trucks to prevent use of Belt Line Rd, Broad St. and Cooper Street that extends to Hwy 67 Service Road with an altered routed for smaller trucks that come into Downtown Cedar Hill. Another draft will be created and submitted for approval next HDAB meeting.

VI. Staff Reports

Discussions have continued on Complete Streets in Downtown Cedar Hill and a planned discussion will be scheduled with land and stakeholders about plans going forward. Once a strategy is complete, the Complete Streets Committee will conduct community outreach about beginning construction of Complete Streets.

Beginning with the next HDAB meeting, the Mondays before an HDAB meeting, a request for agenda items will be sent to the board. Requests will be due by that Thursday at 3pm.

Ash & Ember Brewery will be opening on June 26th.

VII. Review Action Items

There was a meeting with the planning department to create a strategy about 612 Cedar Street and its vacant lot. Updates will follow.

I. Adjourn: 7:22 PM

ATTEST:

Christy Harris
CVE Coordinator

Hannah Tyler
Historic Downtown Board Chair