

**MINUTES**  
**Historic Downtown Advisory Board**  
**Meeting Minutes of September 30, 2019**

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*The Historic Downtown Advisory Board of the City of Cedar Hill, Texas, met Monday, September 30, 2019, at 6:00 pm. In the Administration Conference Room of the Cedar Hill Government Center, 285 Uptown Blvd., Cedar Hill, Texas.*

*The following members were present: Al Armistead, Matthew Chappel, Christopher Haley, Randy Moon, Norman Patten, Kenna Prior, Chelsey Randel and Hannah Tyler. Albert Mack was absent with prior notice. The following City staff members were present: Russell Read, Director of Customer and Visitor Experience and Michelle Hernandez, CVE Coordinator.*

**I. Call the Meeting to order.**

Director Russell Read 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. Approve the Minutes from the August 26, 2019 Regular Meeting.**

Al Armistead made a motion, seconded by Randy Moon, to approve the minutes of the August 26, 2019 Regular Meeting subject to the following changes: to include in Item IV that the question regarding "inclusion of electric charge stations in the Downtown Plan" was definitively posed; and Item VII confirming submission of the Advisory Board's recommendation letter to City Council in support of waiving capital impact fees in Historic Downtown under certain conditions. The motion was approved unanimously subject to the foregoing amendments.

**III. Presentation by Brian Krajcirovic regarding a potential microbrewery with on-premise consumption at 226 Texas Street.**

Presentation was made by Brian Krajcirovic, Co-Founder and Tim Martin, Co-Founder of Ember Brewing. Background was provided about the beginning of Ember Brewing and how they came about the name of the business, an homage to the former Phillips Lumber location. The brewery will have an approximately 1,700 sq ft tap area, will be open Thursday through Saturday from about 5-10pm. This will be a family friendly environment, no pool tables or other gaming devices, that will serve food from other local restaurants.

Board expressed concern that the "bar" type environment in a residential area would create a noise nuisance. Brian and Tim assured the Board that there would not be a bar environment and hours of operation would not lend to a disturbance of the surrounding residential area. They are working towards a permanent move to the Phillips building to establish their business.

**IV. Update and next steps of Downtown Complete Streets Master Plan.**

Planning Director, LaShondra and Senior Planner, Maria Pena presented detailed slides regarding the Historic Downtown Complete Streets Design.

- Background was provided for the development of Comprehensive Plans since 1879
- Explanation was provided for parking requirements and residential uses, live/work situations, alcoholic beverages, buildings heights, building materials and colors
- A review of the street plans with solutions to current issues of parking and pedestrian pathways
- Review of the phases for each step of the Historic Complete Streets Plan
- Next steps were discussed for dates of meetings and beginning of construction

**V. Discussion of holiday décor for Downtown.**

Budget for the holiday décor is stable for this year. Staff is looking at a 24-32 ft Christmas tree and to move décor to the plaza. Staff is working on a selfie experience in front of the tree and about 30 light poles. Staff is also working on a video wall and mini lights in Pioneer Park that would possibly be a beta site for the company.

**VI. Reports from Historic Downtown staff.**

Staff updated Board that the Hotel Convention Center groundbreaking would be on Oct. 3 and all board members are invited.

**VII. New Business**

Board noted the excitement of local youth for engagement in the continuation and legacy of the Historic Downtown and the opportunity to interact with the Advisory Board.


**VIII. Action Items**

1. Place election of officers on next meeting agenda.

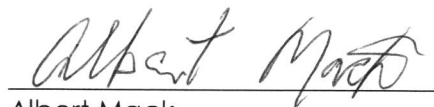
**IX. Adjourn.**

Russell Read adjourned the meeting at 8:30 pm.

ATTEST:



Michelle Hernandez  
CVE Coordinator



Albert Mack,  
Historic Downtown Board Vice-Chair