

MINUTES
Historic Downtown Advisory Board and Planning and Zoning Meeting
Special Called Meeting October 26, 2020

The Historic Downtown Advisory Board in conjunction with the Planning and Zoning Committee of the City of Cedar Hill, Texas, met Monday, October 26, 2020, at 6:05 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, Chelsea Randel, Norman Patten, Randy Moon, Kenna Prior, Hannah Tyler, Christopher Haley, Matthew Chappell and Britainie Nelson. The following City staff members were present: Russell Read, Director of Customer and Visitor Experience, Michelle Hernandez, Destination Marketing Manager, and Christy Harris, CVE Coordinator.

Planning and Zoning: (Commissioners) Miranda A. Andrea Flores (Absent) Lisa Perry (Absent) Timothy Hamilton, Jay Patten, Jerry White, LaShondra Stringfellow, Maria Pena, Katherine Linares and Speaker David Fallen.

- I. **Call the meeting to order.** Meeting was called to order at 6:05 pm.

- II. **Presentation via Zoom by the Lake-Moreno Group on future plans for redevelopment of property located at the southwest corner of West Belt Line Road and South Broad Street.**
 - A package was sent to the Planning and Zoning Committee for a CUP request with plans to develop the old lumber yard on Broad Street. The Lake-Moreno Group requests to build 15 sub-tiny homes that are approximately 500 square feet (12 ½ ft x 38 ft). The total development would consist of 45,000 square feet of space or 2.85 acres. The development will take approximately 12–15 months from start to finish. It will be a pedestrian friendly mixed-use area with local businesses and residential living. Plans included a main and secondary lawn with a curb less residential street.
 - Building uses:
 - **Building A:** The first floor is planned for a possible restaurant with a bar. The second floor is good for mid-sized events. The back of building will be open to a plaza for possible outdoor dining.
 - **Building B:** Plans allow for personal services, retail and/or restaurant types of businesses.
 - **Building C:** The largest building will consist of 9,000 square feet and divided into two sections; C1 and C2. Both C1 and C2 are planned for multi-use.
 - **Building D and Building E:** Both buildings will have a second floor that include live/workspace apartments.
 - There are plans to develop an arcade that will aid in defining the plaza. The commercial buildings will be built first, and the sub-tiny houses will be built last.

- III. **Adjourn:** 7:09pm.

ATTEST:

Christy Harris
CVE Coordinator

Hannah Tyler
Historic Downtown Board Chair