

**MINUTES**  
**Historic Downtown Advisory Board**  
**Regular Called Meeting, April 24, 2023**

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The Historic Downtown Advisory Board of the City of Cedar Hill, Texas, met Monday, April 24, 2023, at 6 p.m. at the Cedar Hill Government Center, 285 Uptown Blvd, Cedar Hill, TX 75104.

The following members were present: Chelsey Randel, Hannah Tyler, Norman Patten, Jake Shepherd, Kenna Prior, Britainie Nelson, Matt Chappel, Christopher Haley, and Al Armistead. The following City staff members were present: Alison Ream, Assistant City Manager and Greg Porter, City Manager

**I. Call Meeting to Order**

- Board Chair Matt Chappel called the meeting to order at 6:02 p.m., declaring it an open meeting, with notice of the meeting duly posted and a quorum present.

**II. Citizen Forum**

- No citizens spoke at Citizen Forum.

**III. Consider approving minutes from the March 27, 2023 meeting.**

- Norman Patten made a motion to approve the minutes from the March 27 meeting. Chelsey Randel seconded the motion. The board voted unanimously to approve the minutes.

**IV. Presentation by Brenda Arellano of eXp Realty, LLC on the potential submission of an application for the development of 6 townhouses, generally located west of the intersection of Church Street and Texas Street with the approximate address being 402 and 404 Texas Street.**

- Brenda Arellano of eXp Realty, LLC made a presentation on a potential development at 402 and 404 Texas Street. The board gave the following feedback to the applicant:
  - The board preferred the single-row layout of homes.
  - The applicant should look at ways to make the development more attractive from the street and fit in more with the existing development downtown, using siding, different roof materials, and architectural elements facing the street side.

**V. Consider making a recommendation to the City Council regarding alcohol regulations in Historic Downtown.**

- After discussion, Jake Shepherd made a motion to forward the following recommendation regarding alcohol regulations to the City Council:

*Over the last several years, Cedar Hill residents have consistently ranked additional entertainment options as a top priority for economic development and quality of life in Cedar Hill. The City Council's investment in infrastructure and catalyst-projects in Historic*

*Downtown will make the area walkable, vibrant, and an attractive location for entertainment venues.*

*So as not to create undue barriers for potential venues, the Historic Downtown Advisory Board recommends that the City Council consider adjusting alcohol regulations in the Old Town district in order to allow businesses such as beer gardens, wine tasting rooms, and other similar businesses.*

Chelsey Randel seconded the motion. The motion was approved 8-0-1, with Norman Patten abstaining from voting on the item.

**VI. Staff Reports**

- Downtown Mural Grant Program – staff reported that the City Council approved the program, and the City will reach out to property owners to begin the process.
- Street Light Pole Banners – after the board approved the banner design in March, the banners were ordered and should be installed this summer.
- Board and Commission Applications – board members were reminded to submit reapplication if eligible.

**VII. Adjourn**

- Chair Matt Chappel adjourned the meeting at 7:16 p.m.

ATTEST:



Alison Ream  
Assistant City Manager



Matthew Chappel  
Historic Downtown Board Chair