
**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF NOVEMBER 20, 2018**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, November 20, 2018 at 6:00 p.m. in the T. W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Blvd, Bldg. 100, Cedar Hill, TX.

Planning & Zoning Commissioners Present: Chairperson Lisa Thierry, Vice-Chairperson Theresa Brooks, and Commissioners: Maranda Auzenne, Bill Strother, Michael Deeds, Timothy Hamilton, and Michael Lewis

City Staff Members Present: Director of Planning, LaShondra Stringfellow; Director of Experience, Russell Read; Senior Planner, Maria Peña and Planner, Dana Woods.

I. Call the Meeting to Order.

Chairperson Thierry called the meeting to order at 6:00 p.m. declaring it an open meeting in which a quorum was present, and the meeting notice was duly posted.

II. Approve the minutes of the November 6, 2018 regular meeting.

A motion was made by Commissioner Deeds and seconded by Commissioner Hamilton to approve the minutes of the November 6, 2018 regular meeting. The vote was as follows:

Ayes: 6– Vice-Chairperson Brooks, Commissioners Auzenne, Strother, Deeds, Hamilton, and Lewis

Nays: None

Abstain: 1 – Chairperson Thierry

Chairperson Thierry declared the motion carried.

III. Citizens Forum.

No one spoke.

IV. Public Hearing Items:

1. **Case No. PD-113-2018** – Conduct a public hearing and consider a zoning request initiated by the City of Cedar Hill to create a subdistrict for a hotel and convention center within Planned Development District No. 05-226 (Hillside Village) on approximately 5.5 acres legally described as portions of Lots 2 and 3, Block A of the Uptown Village at Cedar Hill Addition, generally located northwest of Highway 67 and south of West Pleasant Run Road.
Property Owner: PR 3 TPC Land LP
-

Commissioner Auzenne stated she would be abstaining due to a conflict of interest. She left the room and was absent during the discussion.

Senior Planner, Maria Peña, briefed the Commission on the planned development request. She indicated that staff recommends approval.

Chairperson Thierry asked the Commission if they had any questions for staff.

Commissioner Deeds asked for clarification regarding the food to alcohol sale percentage for the hotel and convention center.

Planning Director, LaShondra Stringfellow, indicated that the hotel and convention center are independent in terms of the minimum 60 percent revenue requirement.

Commissioner Lewis asked who would be operating the convention center.

Director of Experience, Russell Read, indicated that there should be a third-party operator with the City having oversight of the contract.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support of this request.

One person spoke in support: Raymond Tyree, 316 Cooper St.

Chairperson Thierry asked if there was anyone wishing to speak in opposition to this request.

No one spoke in opposition.

Chairperson Thierry closed the public hearing.

The Commission deliberated.

Commissioner Deeds made a motion to recommend approval.

The motion was seconded by Commissioner Lewis.

The vote was as follows:

Ayes: 6 – Chairperson, Thierry, Vice-Chairperson Brooks, Commissioners, Strother, Deeds, Hamilton, and Lewis

Nays: None

Abstain: 1 – Commissioner Auzenne

Chairperson Thierry declared the motion carried.

Commissioner Auzenne re-entered the meeting.

2. **Case No. CUP-116-2018** – Conduct a public hearing and consider an application for a Conditional Use Permit (CUP) for a restaurant with attendant accessory use of the sale of alcoholic beverages for on-premise consumption and commercial amusement (indoor and outdoor) uses on property zoned Old Town Corridor Sub-District within the Uptown Overlay, legally described as Lot 5, Block 2, of the E. D. Balcoms Addition, and located on the south side of Cooper Street, west of Highway 67 with the approximate address being 316 Cooper Street.
Applicant/Property Owner: Raymond Tyree Jr. [Trios Grill]

Planner, Dana Woods, informed the Commission that new information regarding this request had come to their attention. Therefore, staff recommended that the Commission continue the public hearing until January 15, 2019. She indicated that since there was an advertisement for a public hearing, the Commission should open the public hearing to let the public voice their concerns at the meeting.

Chairperson Thierry asked the applicant, Raymond Tyree, to come forward and address the Commission. He briefed the Commission on his request.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support of this request.

No one spoke in favor.

Chairperson Thierry asked if there was anyone wishing to speak in opposition to this request.

Two people spoke in opposition: Randy Moon, 313 Cooper St. and Gary Moon, 3202 S Main St.

Vice-Chairperson Brooks made a motion to continue the public hearing until January 15, 2019.

The motion was seconded by Commissioner Hamilton.

The vote was as follows:

Ayes: 7 – Chairperson Thierry, Vice-Chairperson Brooks, Commissioners, Auzenne, Strother, Deeds, Hamilton, and Lewis

Nays: None

Chairperson Thierry declared the motion carried.

V. Regular Items:

-
1. **Case No. 122-2018** – Consider an application for an alternative exterior building material on property zoned "SF-E" (Single-family Residential – Estate with minimum 1-acre lots) District, legally described as Lot 1914R, Section 22A, of the Lake Ridge Addition, generally located on the west side of Highway 67 and south of Lake Ridge Parkway with the approximate address being 2511 Pikes Peak.
Applicant / Property Owner: Freddy and Kristin Jackson

Ms. Peña briefed the Commission on the alternative building material request. She indicated that staff recommends approval.

Chairperson Thierry asked the Commission if they had any questions for staff.

There were none.

Chairperson Thierry asked the applicant to address the Commission. The applicant's representative, Brad Davis, addressed the commission regarding the request.

Chairperson Thierry asked the Commission if they had any questions for the applicant.

There were none.

The Commission deliberated.

Commissioner Deeds made a motion to recommend approval.

The motion was seconded by Commissioner Auzenne.

The vote was as follows:

Ayes: 7 – Chairperson, Thierry, Vice-Chairperson Brooks, Commissioners, Auzenne, Strother, Deeds, Hamilton, and Lewis

Nays: None

Chairperson Thierry declared the motion carried.

VI. Staff Reports.

1. **Update on applications in review.**
 - a. **2018**
 - b. **2017**

Ms. Stringfellow informed the Commission of the current development applications.

2. Upcoming Meetings

Ms. Stringfellow informed the Commission on upcoming meeting dates.

VII. Adjourn.

The meeting adjourned at 7:12 p.m.

Katherine Conicola

Katie Conicola
Planning Secretary

Lisa Y. Thierry

Lisa Thierry
Chairperson

