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**MINUTES  
PLANNING AND ZONING COMMISSION  
MEETING OF JANUARY 15, 2019**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, January 15, 2019 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, Michael Deeds, Timothy Hamilton, and Michael Lewis*

*Absent: Commissioner Bill Strother*

*City Staff Members Present: Director of Planning, LaShondra Stringfellow; Senior Planner, Maria Peña and Planner, Dana Woods; Executive Secretary, Katie Cenicola*

**I. Call the Meeting to Order.**

Vice-Chairperson Brooks 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.

*Chairperson Thierry entered the meeting.*

**II. Approve the minutes of the November 20, 2018 regular meeting.**

A motion was made by Commissioner Deeds and seconded by Commissioner Auzenne to approve the minutes of the November 20, 2018 regular meeting. The vote was as follows:

Ayes: 5– Chairperson Thierry, Vice-Chairperson Brooks, Commissioners Auzenne, Deeds, and Lewis

Nays: None

Chairperson Thierry declared the motion carried.

**III. Citizens Forum.**

No one spoke.

*Commissioner Hamilton entered the meeting.*

**IV. Public Hearing Items:**

1. **Case No. FP-126-2018** – Conduct a public hearing and consider a final plat for Lot 1800R of the Lake Ridge, Section 22, Phase A Subdivision being a replat of Lot 1800 of the Lake Ridge, Section 22, Phase A Subdivision and a portion of the
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Henry H. Bradford Survey, Abstract No. 93 on property zoned "SF-E" (Single-Family Estate Residential with minimum 1-acre lots); generally located on the east side of Rockies Lane, south of Prairie View Boulevard with the approximate address being 2306 Rockies Lane.

*Applicant / Property Owner: Delbert and Darendia Kirby*

Planner, Dana Woods, briefed the Commission on the 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, Delbert Kirby, to come forward and address the Commission. He briefed the Commission on his request.

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

There were none.

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.

No one spoke in opposition.

Chairperson Thierry closed the public hearing.

Commissioner Deeds made a motion to recommend approval.

The motion was seconded by Commissioner Hamilton.

The vote was as follows:

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

Nays: None

Chairperson Thierry declared the motion carried.

- 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
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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]*

*The public hearing for this item was continued from the meeting on November 20, 2018.*

Planner, Dana Woods, informed the Commission that the applicant has not provided the information necessary to consider this item. She presented a timeline of interactions with the applicant regarding this information.

Therefore, staff recommends a continuance of the Public Hearing to February 5, 2019.

Chairperson Thierry asked the applicant, to come forward and address the Commission. Cheryl Wilson addressed the Commission on the delay in providing the documentation.

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

Commissioner Hamilton asked the applicant how much time they need.

The applicant indicated that they have been audited by the state. She could not provide a definitive time frame.

Commissioner Deeds asked the applicant if they could comply with staff's request.

The applicant indicated that they can try their best.

Chairperson Thierry announced that the public hearing was opened on the November 20, 2018 meeting and is still open to anyone wishing to speak in favor or opposition.

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.

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 February 5, 2019.

The motion was seconded by Commissioner Lewis.

The vote was as follows:

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

Nays: None

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Chairperson Thierry declared the motion carried.

**II. Regular Items:**

- 1. Case No. 115-2018** – Consider an application for an alternative exterior building material on property zoned Planned Development District No. 84-713, legally described as Lot 22, Block 38, of the Stonewood Heights Phase 1 Subdivision, generally located on the west side of South Joe Wilson Road, north of Richards Drive with the approximate address being 501 South Elliott Drive.  
*Applicant / Property Owner: Johnie C. Ellis*

Senior Planner, Maria Peña, briefed the Commission on the alternative building material request. She indicated that staff recommends denial.

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

Vice-Chairperson Brooks asked if the building size was an issue, or just the building material. Commissioner Lewis asked for clarification of the regulations and when the house was built.

Director, LaShondra Stringfellow, indicated that it was just the building material based upon the size and explained the regulations. Ms. Peña indicated that the house was built in 1986.

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

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

Commissioner Deeds asked if the structure would be seen from the front.

The applicant indicated that he did not believe so.

Vice-Chairperson Brooks asked if the pictures of the building shown in the presentation is what would be built on his property.

The applicant indicated that was correct.

The Commission deliberated.

Commissioner Lewis made a motion to approve.

The motion was seconded by Vice-Chairperson Brooks.

The vote was as follows:

Ayes:           3 – Vice-Chairperson Brooks, Commissioners, Hamilton and Lewis

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Nays: 3 – Chairperson Thierry, Commissioners Auzenne and Deeds

Chairperson Thierry declared the motion failed.

**III. Staff Reports.**

**1. Alcoholic Beverage Regulations**

Ms. Stringfellow briefed the Commission on the city's current alcohol regulation and some discussion on possible future changes.

**2. Downtown Action Plan**

Ms. Stringfellow briefed the Commission on the city's downtown action plan and timeline.

**3. Update on applications in review.**

a. 2018

b. 2017

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

**4. Upcoming Meetings**

Ms. Stringfellow informed the Commission on upcoming meeting dates.

**IV. Adjourn.**

The meeting adjourned at 8:18 p.m.

Katharine Cenicola

Katie Cenicola  
Planning Secretary

Lisa Y. Thierry

Lisa Thierry  
Chairperson

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