



**Planning Department**

285 Uptown Blvd., Cedar Hill, TX 75104  
O. 972.291.5100 X 1081  
F. 972 .291.7250

NOTICE OF MEETING  
PLANNING & ZONING COMMISSION  
**REGULAR AGENDA**  
**TUESDAY, MAY 16, 2017**  
T.W. "TURK" CANNADY/  
CEDAR HILL ROOM  
285 UPTOWN BLVD. BUILDING 100  
**6:00 P.M.**

*MISSION STATEMENT: The mission of the City of Cedar Hill is to deliver the highest quality municipal services to our citizens and customers consistent with our community values.*

*VISION STATEMENT: We envision Cedar Hill as a premier city that retains its distinctive character, where families and businesses flourish in a safe and clean environment.*

- I. **Call Meeting to Order**
- II. **Approve the minutes of April 18, 2017 regular meeting**
- III. **Citizens Forum**
- IV. **Case 17-09 - Review, and consider a preliminary plat and layout plans** for the Lilacs of Cedar Hill Addition, Lot 1, of Block A, located on the northwest corner of Cedar Street and Church Street; *requested by Derek Heitman on behalf of Sarah Wylie Moor for Dillard on Cedar, LLC.*
- V. **Case 17-10 – Conduct a Public Hearing**, review and consider an application for a **Conditional Use Permit (CUP) for an auto rental with alternative equivalent screening** on property zoned "LR" – Local Retail District, legally described as Tract 27 of the Joseph Munden Survey, Abstract 881, generally located on the southeast side of Highway 67, south of West Belt Line Road, with the approximate address being 202 South J. Elmer Weaver Freeway; *requested by Jordan Woolf of Conifer Real Estate, Inc. on behalf of Deborah Rose Woodall McDaniel for Enterprise Rental Car.*

MAYOR, ROB FRANKE • MAYOR PRO TEM, STEPHEN MASON • DANIEL C. HAYDIN, JR. • JAMI MCCAIN  
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- VI. **Case 17-12 – 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 Old Town District and 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; *requested by Raymond Tyree, Jr. (Trios Grill).*
- VII. **Case 17-11 – Conduct a Public Hearing** and consider an application for an **amendment to Planned Development District No. 03-138** on property legally described as a portion of the Ambrose Powers Survey, Abstract No. 1122 and located on the northwest corner of Bear Creek Road and Cockrell Hill Road, *requested by William Parsons for Parsons Family Trust.*
- VIII. **Case 17-13 – Conduct a Public Hearing**, review and consider an application for a change in zoning within the Old Town District and the Uptown Overlay **FROM Old Town Residential Sub-District TO Old Town Square Sub-District** on property located on the north side of Cedar Street, east of South Main Street, with the approximate address being 409 Cedar Street, *requested by Jason Heitman on behalf of Sarah Moor for Dillard on Cedar, LLC.*
- IX. **Staff Reports & Discussion Items**
1. Recent Submittals
- X. **Adjourn**

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 12th day of May, 2017.

*Sharon Davis*

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Sharon Davis  
Executive Secretary

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**"PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY"**

**"CONFORME A LA SECCIÓN 30.07, DEL CÓDIGO PENAL (ENTRADA SIN AUTORIZACIÓN POR TITULAR DE LICENCIA CON UNA PISTOLA VISIBLE), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411 DEL CÓDIGO DE GOBIERNO (LEY DE LICENCIAS DE PISTOLAS), NO PUEDE ENTRAR EN ESTA PROPIEDAD CON UNA PISTOLA VISIBLE"**

PREMIER STATEMENTS

*Cedar Hill is Safe*

*Cedar Hill is Clean*

*Cedar Hill has Vibrant Parks and Natural Beauty*

*Cedar Hill has Excellent, Safe and Efficient Mobility*

*Cedar Hill has a Strong and Diverse Economy*

*Cedar Hill has Texas Schools of Choice*

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