

NOTICE OF MEETING
PLANNING & ZONING COMMISSION
REGULAR AGENDA
TUESDAY, August 23, 2011
T.W. "TURK" CANNADY/
CEDAR HILL ROOM
285 UPTOWN BLVD. BUILDING 100
6:00 P.M.

BRIEFING SESSION – 5:30 P.M. in Conference Room "D"
285 UPTOWN BLVD. BUILDING 100

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 the July 19, 2011 regular meeting**
- III. **Citizens Forum**
- IV. **Case No. 11-19 – Conduct a Public Hearing** and consider a request for a Conditional Use Permit to operate a "Maternity Home" within a Local Retail zoning district, located at 1595 Mt. Lebanon Rd., Cedar Hill, TX. Requested by Chris Franke.
- V. **Case No. 11-23 – Conduct a Public Hearing** and consider a request for a proposed amendment to the Comprehensive Zoning Ordinance (Ordinance No. 2001-64, as amended) by adding "Studio Retreat for Audio Recording" as a Conditional Use within "SF-E" (Single-Family Estate) and all non-residential zoning districts and providing for an associated definition and supplemental regulations. Requested by Brian Woods.

- VI. **Case No. 11-25 – Conduct a Public Hearing** and consider a request to amend the Comprehensive Zoning Ordinance (Ordinance No. 2001-64, as amended), by removing Section 5.3.3 entitled *Fences in Residential Areas*.
- VII. **Case No. 11-27 – Conduct a Public Hearing** and consider a request for a revised Conditional Use Permit to serve Alcoholic Beverages in conjunction with a restaurant within a Local Retail zoning district, located at 430 East Pleasant Run Rd., Cedar Hill, Texas. Requested by Marcus Schwartz on behalf of Texas BWW Restaurants, Inc. d/b/a Buffalo Wild Wings Grill & Bar.
- VIII. **Case No. 11-06 – REMOVE FROM TABLE** and consider the Site Plan of a 2,240 sq. ft. residential conversion located at 401 Houston St. Requested by Norman Patten of Norman Patten & Associates.
- IX. **Case No. 11-11 – Review and consider** the amended Site Plan of 3 non-residential buildings, totaling 28,008 sq. ft., located at 600 East Belt Line Road. Requested by Norman Patten of Norman Patten & Associates.
- X. **Case No. 11-17 – Review and consider** the Site Plan of a 5,950 sq. ft. non-residential building located at 1445 High Meadows Way. Requested by Stephen Allison of Cornerstone Builders, LLC.
- XI. **Case No. 11-21 – Review and consider** the Final Plat and Civil Plans of Lot 1, Block A, Belt Line/Joe Wilson, creating 1 non-residential lot on 1.8884-acres of land out of Abstract 435, generally located on the northeast corner of Belt Line Rd and Joe Wilson Rd. Requested by Bryan M. Burger of Burger Engineering, LLC.
- XII. **Case No. 11-22 – Review and consider** the Site Plan of a 17,886 sq. ft. grocery store (Aldi) on Lot 1, Block A, Belt Line/Joe Wilson being 1.8884-acres of land, generally located on the northeast corner of Belt Line Rd and Joe Wilson Rd. Requested by Bryan M. Burger of Burger Engineering, LLC.

XIII. Staff Reports & Discussion Items

1. Recent Submittals

XIV. Adjourn

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 19th day of August 2011.

Belinda L. Huff
Development Services Coordinator

This facility is wheelchair accessible. Handicapped parking is also available. To arrange for sign interpretative services or special accommodations, please call 972-291-5100 Ext. 1081 or (TDD) 1-800-RELAY TX (1-800-735-2989), at least 48 hours in advance of the meeting.

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