
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of August 20, 2013

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, August 20, 2013 at 6:00 p.m. in T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Boulevard Building 100, Cedar Hill, Texas.

Planning & Zoning Commissioners present: Chairman Theresa Brooks, Vice-Chairman Bill Strother and Commissioners: Tim Hamilton, and Lisa Thierry.

Planning & Zoning Commissioners absent: Commissioners Stephanie Freeman, Michael Deeds and Gehrig Saldana.

City Staff members present: Rod Tyler, Director of Planning, Cassie Harashe, Planning Intern and Sharon Davis, Planning Secretary.

I. Call the meeting to order

Chairman Brooks called the meeting to order at 6:04 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 July 16, 2013 regular meeting

A motion was made by Commissioner Hamilton to approve the July 16, 2013 regular meeting minutes. The motion was seconded by Vice-Chairman Strother. The vote was as follows:

Ayes: 4 – Chairman Brooks, Vice-Chairman Strother and Commissioners Thierry, and Hamilton.

Nays: 0

Chairman Brooks declared the motion carried unanimously.

III. Citizens Forum

No one spoke.

IV. Case No. 2013-14 CONDUCT A PUBLIC HEARING and consider a request for a Conditional Use Permit for a Quick Lube/Oil Change/Minor Inspections facility within the LR (Local Retail) zoning district, being part of Lots 3 & 4, Block 3, Bailey Heights Addition, totaling 0.15 acres, generally located northwest of U.S. Hwy. 67 and Texas Street. Requested by Jose Moreira.

J. (Son) Moreira, 1016 Rosewood, DeSoto, TX stepped forth to present this request and answer any questions from the Commission. Mr. Moreira presented the Commission with a signed

parking agreement from the neighboring car wash authorizing the Quick Lube to park five (5) cars at the car wash if needed.

Chairman Brooks opened the public hearing for anyone wishing to speak in support of this request.

No one spoke.

Chairman Brooks closed that portion of the public hearing and opened the floor for anyone wishing to speak in opposition.

No one spoke.

Chairman Brooks closed the public hearing and opened the floor for discussion among the commissioners.

Commissioner Hamilton had concerns about the five (5) parking spaces, but the applicant brought documentation stating they had reached an agreement with the neighboring property. Therefore he had no other concerns or questions.

Vice-Chairman Strother verified with the applicant that the agreement specifically allowed the use of the five (5) parking spaces and asked staff to verify the parking agreement wording.

Chairman Brooks stated it would be nice to have this site be used for this. We do not want anyone working on cars outside and no parking or storing of vehicles in the right-of-way.

Mr. Moreira stated that the cars would be there no more than an hour or two and there would be no cars there overnight.

Vice-Chairman Strother moved to recommend approval of Case No. 2013-14, as presented. The motion was seconded by Hamilton. The vote was as follows:

Ayes: 4- Chairman Brooks, Vice-Chairman Strother, Commissioners Thierry and Hamilton

Nays: 0

Chairman Brooks declared the motion carried unanimously.

V. Case No. 2013-19 – CONDUCT A PUBLIC HEARING and consider a request for a Conditional Use Permit for a restaurant with Alcoholic Beverage sales located within Planned Development (PD #05-226) in Suite #422, Uptown Village Shopping Center. Requested by Duncan Kim on behalf of California Roll and Sushi.

Duncan Kim, 200 Millstone Drive, Wylie, TX stepped forth to present this request and answer any questions from the Commission.

Chairman Brooks opened the public hearing for anyone wishing to speak in support of this request.

No one spoke.

Chairman Brooks closed that portion of the public hearing and opened the floor for anyone wishing to speak in opposition.

No one spoke.

Chairman Brooks closed the public hearing and opened the floor for discussion among the commissioners.

Commissioner Hamilton commented that there had been several other similar cases to this one that have been approved in this shopping center and that all the paperwork seemed in order.

Chairman Brooks was curious about the patio, would there be restricted access from the site to the parking lot and ensured the applicant was aware of the reporting requirements.

Mr. Duncan stated that access to the patio would be through the restaurant and that he was aware of all the rules and regulations.

Commissioner Hamilton moved to recommend approval of Case No. 2013-19, as presented. The motion was seconded by Commissioner Thierry. The vote was as follows:

Ayes: 4- Chairman Brooks, Vice-Chairman Strother, Commissioners Thierry and Hamilton

Nays: 0

Chairman Brooks declared the motion carried unanimously.

VI. Staff Reports & Discussion Items

1. Planning Director, Rod Tyler reviewed the case load document and recent submittals.

Secretary's note - Commissioner Stephanie Freeman arrived at 6:28 pm

VII. Adjourn

A motion was made by Hamilton, followed by a second by Vice-Chairman Strother for adjournment. Chairman Brooks declared the meeting adjourned at 6:31 p.m.

Theresa Brooks
Chairman

Sharon Davis
Planning Secretary