
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of December 4, 2012

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, October 2, 2012 at 6:00 p.m. in the T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Boulevard Building 100, Cedar Hill, Texas.

Planning & Zoning Commissioners present: Vice-Chairman Bill Strother, and Commissioners: Gehrig Saldana, Tim Hamilton, Stephanie Freeman and Lisa Thierry.*

Absent: Chairman Theresa Brooks

City Staff members present: Rod Tyler, Director of Planning, Don Gore, Planner and Belinda L. Huff, Development Services Coordinator/Planning & Zoning Commission Secretary.

I. Call the meeting to order

Chairman Brooks called the meeting to order at 6:02 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 October 16, 2012 regular meeting

A motion was made by Commissioner Deeds to table the October 16, 2012 regular meeting minutes. The motion was seconded by Vice-Chairman Strother. The vote was as follows:

Ayes: 7– Chairman Brooks, Vice-Chairman Strother and Commissioners Thierry, Saldana, Deeds, Hamilton and Freeman.

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke

IV. REMOVE FROM TABLE and consider Case No. 12-15 - the site plan of a 12,000 sq. ft. non-residential building located on Lot 8B-R, High Meadows Industrial Park Addition, more commonly known as 1419 High Meadows Way. Requested by Leon Martin.

Jim Scott, Trail Attorney with Gardre Win Sewell, present the request

No dancing, amusement games, etc. Selling foods only, the alcoholic beverage sales are about 1%.

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 any one wishing to speak in opposition.

No one spoke.

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

Doretta Harris, Manager of the Cedar Hill Chipotle, 398 E FM 1382, stepped forth to answer questions from the Commission.

Thierry asked applicant what type of alcoholic beverages will be served at this location

Harris – bottle beer and margaritas.

Deeds – who served the alcoholic beverages?

Harris – Managers and cashiers.

Deeds- are ya'll trained to spot when someone has had too much to drink?

Harris – We all have to go to a class to learn

Deeds – you have a recipe to follow? And do you rigidly follow that recipe? What's a guess,

Harris – we sold more beers at the one and only other store that I have worked for that sold alcoholic beverages.

Freeman – How do you manage the under 18 employees from drinking alcohol

Harris – At this location, a smaller one, the alcohol will be stored in a locked office.

A manager mixes a margarita batch, dates it and keeps it in a cooler. If a customer requests a margarita, a cashier over the age of 18 or a manager must get it.

Brooks – I want to make you aware that you must report the restaurant's gross sales quarterly reporting to the city to ensure you maintain the acceptable ratio.

A motion was made by Vice-Chairman Strother to approve Case No. 12-25, as presented. The motion was seconded by Commissioner Theirry. The vote was as follows:

Ayes: 7- Chairman Brooks, Vice-Chairman Strother and Commissioners Thierry, Saldana, Deeds, Hamilton and Freeman.

Nays: 0

Chairman Brooks declared the motion carried.

V. Staff Reports & Discussion Items

1. Report on Country Day 2012
2. Update on City Center, Ph 2
3. Recent Submittals

Don Gore, Planner, reported the results of a public engagement activity use at Country Day 2012. In trying to formulate a useful and simple way to get the general public to give use feedback on planning and land use concepts, which at times, can be complex and abstract. reviewed with the Commission the case load and upcoming agenda items.

Deeds-how do you intend to use this data.

Gore – This exercise isn't scientific, it's more for fun, to create excitement, create a buzz in prelude of the Phase 2 kick off.

Deeds – I'd like to see pockets or districts that will promote and group certain types of businesses. It would seem that in order to accomplish this, we need a master plan to guide development. Trying to get a handle on what it is that is being done.

Gore - Great questions, we aren't quite there yet.

Tyler – Explained the big picture concepts, we do have a overall plan to guide the development of the city, and we with a grant are about to embark on specific area plans for the City Center.

Brooks – explained further.

Deeds – where would you get the money? Federal grants, public, private.

Gore – All the above.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 7:03 p.m.

Theresa Brooks
Chairman

Belinda L. Huff
Development Services Coordinator