
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of March 15, 2011

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, March 15, 2011 at 6:00 p.m. in the T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Boulevard Building 100, Cedar Hill, Texas.

Present: Chairman Theresa Brooks, Vice-Chairman Bill Strother and Commissioners Gehrig Saldaña, Tim Hamilton, Lisa Thierry and Bill Nanry.

Absent: None

I. Call the meeting to order

Chairman 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.

II. Approve the minutes of the February 15, 2011 and March 1, 2011 regular meetings

A motion was made by Commissioner Hamilton to approve the minutes of the February 15, 2011, as presented. The motion was seconded by Vice-Chairman Strother. The vote was as follows:

Ayes: 6 – Chairman Brooks, Vice-Chairman Strother and Commissioners Saldaña, Nanry, Thierry and Hamilton.

Nays: 0

Chairman Brooks declared the motion carried.

A motion was made by Vice-Chairman Strother to approve the minutes of the March 1, 2011, as presented. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 5 – Chairman Brooks, Vice-Chairman Strother and Commissioners Saldaña, Nanry, and Hamilton.

Nays: 0

Abstentions: Commissioner Thierry

III. Citizens Forum

No one spoke

IV. **Case No. 11-02** – Remove from table and consider a request for a **Conditional Use Permit to serve alcoholic beverages** in conjunction with a restaurant. The restaurant is zoned Planned Development for Local Retail uses and is located at 305 West FM 1382, Suite 114. *Requested by Cecil R. Brewster of RAI Beverages, LLC. on behalf of Black Eyed Pea.*

Cheri Aguirre, regional manager for Black Eyed Pea Restaurants, 2140 Brownstone Ct. Grapevine TX 76051 stepped forth to present this request and answer any questions from the Commission.

Ms. Aguirre stated that they have submitted a revised interior plan which accurately illustrates the restaurant's layout.

Vice-Chairman Strother, referring to the enclosed layout, asked the applicant if they intended to utilize the patio area, because the layout doesn't indicate as such. Additionally, he asked if alcoholic beverages would be served and/or stored in this area.

Ms. Aguirre stated yes, they would be utilizing the patio area and that customers could either walk up to be served or they can walk out [of the restaurant], as this area is all enclosed. She also stated that there would be no storage of alcoholic beverages in the outside patio area.

Chairman Brooks thanked the applicant for revising their plans to adequately show the restaurant layout.

A motion was made by Vice-Chairman Strother to approve Case No. 11-02, as presented. The motion was seconded by Commissioner Nanny. The vote was as follows:

Ayes: 6 – Chairman Brooks, Vice-Chairman Strother and Commissioners Saldaña, Hamilton, Thierry and Nanny.

Nays: 0

Chairman Brooks declared the motion carried.

VI. **Case No. 11-03 – Review and consider the Preliminary Plat and Plans of Lot 1, Block A, Uptown Cedar Hill Addition** showing 1 residential lot on 13.447 acres of land out of Abstract 1472, generally located on the northwest corner of Uptown Blvd. and Pioneer Trail. *Requested by Daniel Dewey of JBI Partners.*

Daniel Dewey, of JBI Partners, civil engineer for Forestar Group, 16301 Quorum Drive, Suite 200B, Addison, TX 75001 stepped forth to present this request and answer any questions from the Commission.

Mr. Dewey stated that they are in the process of developing the subject property for a multi-family development, located behind Wal-Mart. He stated that tonight's request was for approval of the preliminary plat.

Chairman Brooks opened the floor for discussion by the Commission.

Chairman Brooks asked the applicant if drainage would be channeled into the regional detention area, located to the north.

Mr. Dewey explained that the drainage system is in fact to the northwest of the subject property and the property will be draining to the regional detention area. He stated that they have been in touch with the City's Public Works Director about the details, especially since this will be the first project to use the regional detention area.

Chairman Brooks stated if there is no more discussion she would entertain a motion.

A motion was made by Commissioner Hamilton to approve Case No. 11-03, as presented. The motion was seconded by Commissioner Thierry. The vote was as follows:

Ayes: 6 – Chairman Brooks, Vice-Chairman Strother and Commissioners Saldaña, Hamilton, Thierry and Nanny.

Nays: 0

Chairman Brooks declared the motion carried.

VII Staff Reports & Discussion Items

1. Recent Submittals

Don Gore, Planner, reviewed with the Commission the upcoming cases.

VIII. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:35 p.m.

Theresa Brooks
Chairman

Don Gore
Planner
