
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of November 2, 2010

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, November 2, 2010 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, Lisa Thierry and Tim Hamilton.

Absent: Commissioner Bill Nanny

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 19, 2010 regular meeting

A motion was made by Commissioner Hamilton to approve the October 19, 2010 minutes, as presented. The motion was seconded by Commissioner Saldana. The vote was as follows:

Ayes: 4 – Chairman Brooks and Commissioners Saldana, Hamilton and Thierry.

Nays: 0

Abstention: Vice-Chairman Strother.

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case No. 10-19 – Conduct a Public Hearing and consider a request for a **Conditional Use Permit (CUP) to operate a Banquet Facility** within a Neighborhood Services zoning district, being 1.030-acres of land out of Abstract 233, more commonly known as 1420 High Pointe Ln. *Requested by Chris Conant of More Cabbage.*

Chris Conant, 2484 Lakewood Dr., Grand Prairie, TX 75054, stepped forth to present this request and answer any questions from the Commission.

Mr. Conant stated that he is currently using the upstairs portion of this building for his office operations and that the downstairs area would be remodeled for the banquet facility. Initially, he stated that they plan to host weekly "date night" parties for 5 couples, with a chef catering the event.

Chairman Brooks opened the floor for anyone wishing to speak in favor of this request.

1. Joe Potter, President of the Cedar Hill Historical Society, 815 Knoll Manor Ct., Cedar Hill TX 75104

Mr. Potter stated that he is in support of this request.

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

No one spoke.

Chairman Brooks closed the public hearing and opened the floor discussion by the Commission.

Commissioner Hamilton asked the applicant how many people he anticipates hosting at this location.

Mr. Conant stated that for the date night occasion he anticipates 5 couples or 10 people on weeknights and upwards to 110 for an occasion such as a wedding, with seating both inside and outside.

Upon hearing of the possibility of outdoor activities, Commissioner Hamilton asked the applicant if he was aware of the City's noise ordinance.

Mr. Conant stated that he was aware of the noise ordinance and plans to comply fully. He went on to state that they will not allow deejays or amplified music in conjunction with events planned at their location, allowing instead only soft or string instrument music. He stated their objective was to create a quiet, calm and very upscale atmosphere.

Chairman Brooks stated that an event with 110 guess could generate approximately 60 cars, and asked the applicant if he believes they have adequate parking to support that many vehicles.

Mr. Conant stated yes; with their parking lot and the availability of on-street parking on Breseman St. and High Pointe Ln. Additionally, he stated that their site manager spoke with officials with CHISD and that they would allow for the use of the elementary school parking lot on weekends, if needed.

Commissioner Thierry asked the applicant if they plan to utilize the school parking lot on weeknights.

Mr. Conant stated no, only on weekends and only if needed.

Commissioner Thierry asked the applicant if he ever anticipated hosting an event for up to 110 people on a weeknight.

Mr. Conant stated that may be a possibility; however, he did not believe a large scale event, such as a wedding, would occur on a weeknight.

Commissioner Thierry asked the applicant if the elementary school could utilize his parking lot if needed.

Mr. Conant stated that the school district did not mention using their parking lot, but that he is open to that idea. He stressed that they wanted to be sensitive to their neighbors.

Commissioner Thierry asked the applicant if he would adhere to the 10 pm closing time limitation required in this zoning district.

Mr. Conant stated that in their contracts it states 9:45 pm is the "wind down" time and 10 pm is the shut down time for events.

Referring to the applicant's comment regarding a chef being onsite for certain events, Chairman Brooks asked if there would be any cooking or food prep onsite.

Mr. Conant stated that there would be no actually cooking done onsite, everything would be catered or bought in.

Commissioner Thierry asked the applicant if he was aware that health inspections may be required if food was to be stored overnight.

Mr. Conant stated his was aware that health inspections may be required.

Chairman Brooks reminded the applicant that the Commission's approval of this CUP request pertained only to the operation of a banquet facility and does not give authorization for live music. She went on to state that should noise become an issue with this use, the City can and may take enforcement actions, up to and including revoking the CUP.

A motion was made by Vice-Chairman Strother to approve Case No. 10-19, as presented. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 5 – Chairman Brooks, Vice-Chairman Strother and Commissioners Saldana, Hamilton and Thierry.

Nays: 0

Chairman Brooks declared the motion carried.

V. Staff Reports & Discussion Items

1. Recent Submittals

This item was covered during the briefing session.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:20 p.m.

Theresa Brooks
Chairman

Belinda L. Huff
Planning Secretary