
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of February 3, 2015

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, February 3, 2015 at 6:00 p.m. in the T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Blvd, Bldg. 100, Cedar Hill, TX.

Planning & Zoning Commissioners present: Chairman Theresa Brooks, Vice-Chairman Bill Strother and Commissioners: Michael Deeds, Gehrig Saldana, Adriane Martin, Lisa Thierry and Timothy Hamilton.

City Staff members present: Rod Tyler, Director of Planning, Don Gore, Senior Planner, and Sharon Davis, Executive Secretary.

I. Call the meeting to order

Chairman Brooks called the meeting to order at 6:01 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 January 20, 2015 regular meeting

A motion was made by Commissioner Deeds and seconded by Commissioner Hamilton to approve the minutes of the January 20, 2015 regular meeting. The vote was as follows:

Ayes: 6 – Chairman Brooks, Vice-Chairman Strother, Commissioners, Deeds, Saldana, Martin and Hamilton

Nays: 0

Abstain: 1 – Commissioner Thierry

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke.

IV. Case No. 15-3 – Review and consider the Site Plan for a restaurant within the LR zoning district on Lot 1, Blk. B, Cedar Hill Crossing Addition, located at 401 N. J. Elmer Weaver Freeway; requested by Joshua A. Millsap of Bury-DFW, Inc. on behalf of Pollo Tropical.

Don Gore, Sr. Planner delivered the staff report stating the applicant is proposing demolishing the existing structure and constructing an approx. 4,000 sq. ft. restaurant with a drive-thru. This is where the old Chevron Station used to be. There are a few issues to bring to the Commissions attention. The first issue is that the Local Retail development standards state that there has to be so many stacking spaces which the applicant complies. The second issue is the right hand

turn lane which the applicant noted on the plat but will be done in the future. The last issue is there are two access points along Hwy. 67 that the applicant wants to consolidate into one. TxDot will have to approve this. Staff recommends approval.

Joshua Millsap, 5310 Harvest Hill Road, Dallas, the applicant stated this restaurant is owned by their parent company Fiesta Restaurant Group which is based out of Florida. This is a new chain that sells Caribbean style meals and will have sit down seating as well as a drive-thru.

Commissioner Deeds asked if the proposed structure will be set back further than the existing Chevron station and if the drive thru was going to be one or two lanes. Also will there be adequate parking.

Mr. Gore stated the proposed structure will be set back and there will be only one lane for the drive thru. The other lane is an escape lane of 8' to allow for vehicles to get out of the stacking lane.

Mr. Millsap stated there would be 41 stalls for parking. The majority of customers will be coming in for sit down meals with the drive thru being busier in the evening.

In response to a question from Commissioner Hamilton, Mr. Millsap stated they have several stores in Texas; one in Addison, Allen, Ft. Worth, Denton and two in Frisco with an additional five more stores planned.

In response to questions from the Commission, Mr. Millsap stated the standard construction time for the restaurant is 4 to 5 months and the driveway entrance on FM 1382 will be in the same location but the two driveways on the US 67 frontage road would be replaced with a single driveway located between the two existing driveways. He understood that the City Engineer did not express any concerns over the driveway modifications and that TxDOT approval was required.

Commissioner Deeds made a motion to recommended approval of Case 15-03. The motion was seconded by Vice-Chairman Strother. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried unanimously.

V. Staff Reports & Discussion Items

1. Recent Submittals

Mr. Gore reviewed the recently submitted cases with the Commission.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:23 pm.



Theresa Brooks
Chairman



Sharon Davis
Executive Secretary