



Planning Department

285 Uptown Blvd., Cedar Hill, TX 75104
O. 972.291.5100 X 1081
F. 972 .291.7250

NOTICE OF MEETING
PLANNING & ZONING COMMISSION
REGULAR AGENDA
TUESDAY, DECEMBER 20, 2016
T.W. "TURK" CANNADY/
CEDAR HILL ROOM
285 UPTOWN BLVD. BUILDING 100
6:00 P.M.

MISSION STATEMENT: The mission of the City of Cedar Hill is to deliver the highest quality municipal services to our citizens and customers consistent with our community values.

VISION STATEMENT: We envision Cedar Hill as a premier city that retains its distinctive character, where families and businesses flourish in a safe and clean environment.

- I. Call Meeting to Order
- II. Approve the minutes of December 6, 2016 regular meeting
- III. Citizens Forum
- IV. Case No. 16-04 – Conduct a public hearing, review and consider an application for a change in zoning from “LR” – Local Retail District within the Uptown Overlay to “PD” – Planned Development District for multiple-family residential (apartment) uses with removal of the Uptown Overlay on property located on the north and south sides of Pioneer Trail between Cedar Hill Road and Uptown Boulevard with the approximate address being 600 North Cedar Hill Road; requested by Brad Copeland on behalf of Crawford Fain Driggs, LLC.
- V. Case No. 16-30 – Conduct a public hearing, review and consider an application for a change in zoning from “LR” - Local Retail District within the Uptown Overlay to “PD” – Planned Development District for multiple-family residential (apartment) uses and certain uses permitted within the “LR” – Local Retail District with removal of the Uptown Overlay on property bounded by FM 1382 on the northeast, Gulf Coast and Santa Fe Railroad on the southeast, and Straus Road on the west with the approximate address being 800 West FM

MAYOR, ROB FRANKE • MAYOR PRO TEM, STEPHEN MASON • DANIEL C. HAYDIN, JR. • JAMI MCCAIN
CHRIS PARVIN • CLIFFORD R. SHAW • WALLACE SWAYZE • CITY MANAGER, GREG PORTER



Planning Department

285 Uptown Blvd., Cedar Hill, TX 75104

O. 972.291.5100 X 1081

F. 972.291.7250

1382 and 400 Straus Road; requested by Ryan Johnson of Covenant Development on behalf of Lisa Kahn Betros/Isabel F. Kahn/ALK Realty, Ltd.

VI. **Case No. 16-44 – Conduct a public hearing, review and consider a site plan for a medical office on property zoned Planned Development District No. 02-114, legally described as Lot 1, Block A of the Shenandoah Center Addition, located on the south corner of FM 1382 and Shenandoah Drive with the approximate address being 500 West FM 1382; requested by Terry Cunningham on behalf of Nathan Watson for IKids Dental Offices.**

VII. **Case No. 16-48 – Conduct a public hearing, review and consider an application for a Conditional Use Permit for a restaurant with attendant accessory use of the sale of alcoholic beverages for on premise consumption on property zoned “LR” – Local Retail District within the Uptown Overlay, legally described as a portion of Lot 3RB1, Block A of the Cedar Hill Town Center Addition, generally located on the east side of Uptown Boulevard, south of FM 1382 with the approximate address being 618 North Uptown Boulevard; requested by Brian Nebel on behalf of SSW Capital, LLC for Hooters.**

VIII. **Staff Reports & Discussion Items**

1. Recent Submittals

IX. **Adjourn**

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on 16th day of December, 2016.

Sharon Davis

Sharon Davis
Executive Secretary

This facility is wheelchair accessible. Handicapped parking is also available. To arrange for sign interpretative services or special accommodations, please call 972-291-5100 Ext. 1081 or (TDD) 1-800-RELAY TX (1-800-735-2989), at least 48 hours in advance of the meeting.

MAYOR, ROB FRANKE • MAYOR PRO TEM, STEPHEN MASON • DANIEL C. HAYDIN, JR. • JAMI MCCAIN
CHRIS PARVIN • CLIFFORD R. SHAW • WALLACE SWAYZE • CITY MANAGER, GREG PORTER



Planning Department

285 Uptown Blvd., Cedar Hill, TX 75104
O. 972.291.5100 X 1081
F. 972.291.7250

"PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY"

"CONFORME A LA SECCIÓN 30.07, DEL CÓDIGO PENAL (ENTRADA SIN AUTORIZACIÓN POR TITULAR DE LICENCIA CON UNA PISTOLA VISIBLE), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411 DEL CÓDIGO DE GOBIERNO (LEY DE LICENCIAS DE PISTOLAS), NO PUEDE ENTRAR EN ESTA PROPIEDAD CON UNA PISTOLA VISIBLE"

PREMIER STATEMENTS

Cedar Hill is Safe

Cedar Hill is Clean

Cedar Hill has Vibrant Parks and Natural Beauty

Cedar Hill has Excellent, Safe and Efficient Mobility

Cedar Hill has a Strong and Diverse Economy

Cedar Hill has Texas Schools of Choice

MAYOR, ROB FRANKE • MAYOR PRO TEM, STEPHEN MASON • DANIEL C. HAYDIN, JR. • JAMI MCCAIN
CHRIS PARVIN • CLIFFORD R. SHAW • WALLACE SWAYZE • CITY MANAGER, GREG PORTER