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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of February 21, 2017**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, February 21, 2017 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, Commissioners: Chad McCurdy, Gehrig Saldana, Michael Deeds, and Timothy Hamilton

Absent: Commissioner Lisa Thierry

City Staff members present: LaShondra Stringfellow, Asst. Director of Planning, Dana Woods, Planner and Sharon Davis, Executive Secretary of Planning.

**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 7, 2017 regular meeting**

A motion was made by Commissioner Deeds and seconded by Commissioner McCurdy to approve the minutes of the February 7, 2017 regular meeting. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried.

**III. Citizens Forum**

No one spoke

**IV. Case 17-01 – 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 Planned Development District No. 05-226, legally described as a portion of Lot 2, Block A of the Uptown Village at Cedar Hill Addition, and located within the Hillside Village at Cedar Hill with the approximate address being 305 West FM 1382, Suite 502; requested by Anwar Abdul-Khaaliq for Wingbucket on behalf of Uptown Village at Cedar Hill, L.P.**

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Ms. Dana Woods, Planner presented the staff report. She stated that the application meets the factors for consideration of a CUP and complies with the standards for an alcoholic beverage site plan; staff recommends approval subject to the following conditions: the operation of the use is subject to the alcoholic beverage site plan with attachments and the requirements in Section 4.1.4 of the Zoning Ordinance; there shall be no gaming devices, dance floor and electronic amusement machines in the restaurant; and the hours of operation are restricted to 11:00 am to 1:00 am.

Mr. Naht Ngo, 7929 Habersham, Dallas spoke on behalf of the applicant. He stated it will be a casual restaurant with no waiters. The customers will order from the counter and the food and drinks will be delivered to their tables. There will be draft beer, wine and wine based daiquiris served. The food to alcohol sales is 80/20 with the hours of operation being Monday through Thursday and Sunday from 11-11, and Saturday from 11-12. He indicated they have stores in Richardson and Dallas.

Chairman Brooks opened the public hearing for anyone wishing to speak in support or opposition of this request.

No one spoke.

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

Commissioner McCurdy asked if liquor would be serviced at the bar only or through the window to the patio.

Mr. Ngo stated that alcohol would be serviced from both locations; and there will be no hard liquor sold.

Commissioner Hamilton asked how long the other two stores have been in operation.

Mr. Ngo indicated the Dallas store has been in operation for 4-1/2 years and the Richardson store for 2 years.

Commissioner Deeds made a motion to recommend approval of Case 17-01 subject to the operation of the use is subject to the alcoholic beverage site plan with attachments and the requirements in Section 4.1.4 of the Zoning Ordinance; there shall be no gaming devices, dance floor and electronic amusement machines in the restaurant; and the hours of operation are restricted to 11:00 am to 1:00 am. The motion was seconded by Commissioner Hamilton. The vote was as follows:

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

Nays: 0

Chairman Brooks declared the motion carried.

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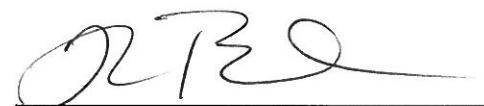
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**V. Staff Reports and Discussion Items**

1. Ms. Stringfellow informed the Commission of the current development applications.

**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