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**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Meeting of June 20, 2017**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, June 20, 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, Michael Lewis, Michael Deeds, Timothy Hamilton and Lisa Thierry.*

*City Staff members present: Rod Tyler, Director of Planning; 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. Farewell to Commissioner Saldana**

**III. Swearing in of New and Re-appointed Commissioners**

**IV. Approve the minutes of the May 16, 2017 regular meeting**

A motion was made by Commissioner McCurdy and seconded by Commissioner Deeds to approve the minutes of the May 16, 2017 regular meeting. The vote was as follows:

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

Nays: 0

Abstain: 1 – Commissioner Lewis

Chairman Brooks declared the motion carried.

**V. Citizens Forum**

Mr. Wes Pool, 611 E. Belt Line  
Pastor Victor Jackson, Building the Kingdom Church, 308 E. Belt Line

**VI. Case 17-14 – Review and consider a site plan for retail and drive-thru restaurant** uses on property legally described as Lot 1, Block A of the Belt Line/Joe Wilson Addition, and located on the north side of E. Belt Line Road, west of Joe Wilson Road with the approximate address being 605 E. Belt Line Road; requested by Mahesh Vankawala.

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Ms. Dana Woods, Planner presented the staff report. This site plan was approved by the City Council on March 22, 2016 and has since expired. The applicant has reapplied. Staff finds that the site plan complies with all applicable ordinances and design standards. Staff recommends approval subject to the following conditions:

- 1) Place a note on the site plan which states light fixtures shall be dark sky compliant with light sources oriented toward the center of the site or shielded so as to not be visible from the nearest property line.
- 2) Provide an irrigation plan prior to the issuance of a building permit.

Mr. Mahesh Vankawala, 2716 Waters Edge Dr., indicated that the reason why a permit was not issued in 2016 was because there were contractor and cost issues. It is now ready to go. There are plans to install a fence to help with trespassing on the site.

Commissioner McCurdy asked when the applicant would be going forward with construction.

Mr. Vankawala indicated as soon as he applies for a building permit.

Commissioner McCurdy asked if there was a time limit on applying for the building permit and if that time could be shortened.

Mr. Rod Tyler indicated that site plans are governed by the zoning code, which gives the applicant one year to apply for a building permit. To shorten the time frame would require amending the zoning code by a public hearing.

Commissioner Deeds asked when commission would have to commence once a permit is issued; whether or not construction loan was in place; whether or not the applicant would own the proposed restaurant; and if the restaurant was the only tenant.

Mr. Vankawala indicated a construction loan was in place; he would own the restaurant; and a building contractor has been retained. It would be 5-6 months to start construction once the permit is issued. There is approximately 4700 square feet of space to be leased to other businesses.

Commissioner Lewis asked why the structure was not being demolished.

Mr. Vankawala said he did a cost analysis and it would cost more to rebuild versus modifying the existing site.

Commissioner Hamilton made a motion to recommend approval of Case 17-14 subject to placing a note on the site plan which states light fixtures shall be dark sky compliant with light sources oriented toward the center of the site or shielded so as to not be visible from the nearest property line and provide an irrigation plan prior to the issuance of a building permit. The motion was seconded by Commissioner Deeds. The vote was as follows:

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Ayes: 7 – Chairman Brooks, Vice-Chairman Strother, Commissioners Lewis, Hamilton, McCurdy, Thierry and Deeds

Nays: 0

Chairman Brooks declared the motion carried.

Chairman Brooks asked the Commission when they would like to put the election of Chair and Vice-Chairman on PZ. The Commission decided July 18.

#### **VII. Staff Reports and Discussion Items**

1. Ms. LaShondra Stringfellow informed the Commission of the current development applications.
2. Mr. Tyler asked the Commission if they would be interested in attending the Planning and Zoning Series that NCTCOG is offering.

#### **VIII. Adjourn**

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:47 pm.



Theresa Brooks  
Chairman



Sharon Davis  
Executive Secretary