



## 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  
AGENDA**  
**TUESDAY, NOVEMBER 7, 2017**  
**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 October 17, 2017 regular meeting**

**III. Citizens Forum**

Please see the Planning Secretary to complete the Citizens Forum Information Form.

**IV. Public Hearings:**

1. **Case No. 17-29** – Conduct a public hearing and consider an application for a Conditional Use Permit (CUP) for a restaurant with attendant accessory use of the sale of alcoholic beverages for on-premise consumption on property zoned "LR" Local Retail District on property legally described as a portion of Lot 3, Block A of the Walmart Neighborhood Market at East Belt Line Road Addition, and located southeast of the intersection of East Belt Line Road and South Joe Wilson Road with the approximate address being 824 East Belt Line Road, Suite 300.

Applicant: Sana Orabi, Belt Investment LLC [Orabi's]; Property Owner: DREH LLC

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2. **Case No. 17-30** – Conduct a public hearing and consider an application for a change in zoning from “SF-22” (Single-Family Residential District – minimum 22,000-square-foot lots) to “LR” (Local Retail District) on property legally described as Tract 15 of the S.J. Baggett Survey, Abstract 131, located on the north side of West Belt Line Road, west of Meadowridge Drive.  
Applicant and Property Owner: *Abdiel Ruiz [1179 W. Belt Line LTD CO]*
  
3. **Case No. FP-21-2017** – Conduct a public hearing and consider an application for a final plat (replat) of the Original Town of Cedar Hill Addition, Lot 2R of Block 6 being a replat of portions of Lots 2, 3, 6 and 7 of Block 6 on property zoned Old Town Residential Sub-District, located on the south side of Texas Street, east of Main Street with the approximate address being 408 Texas Street.  
Applicant: *Paul Nelson*; Owner: *Sarah Francis Wylie Moor [Trustee]*

### V. Regular Agenda:

1. **Case No. SP-13-2017** – Consider an application for a site plan for mixed uses with retail, a professional office, and an attached residential dwelling unit on property zoned Old Town Square Sub-District within the Uptown Overlay, located on the north side of Cedar Street, east of Main Street with the approximate address being 409 Cedar Street.  
Applicant: *Norman Patten*; Property Owner: *Dillard on Cedar, LLC [Sarah Wylie Moore]*.
  
2. **Case No. FP-23-2017** – Consider an application for a vacating plat of The Promontory Addition, Lots 3A-R and 3B-R on property zoned “SF-E” (Single-Family Residential – Estate), located on the north side of Promontory Drive, west of Mobley Road with the approximate address being 1621 and 1625 Promontory Drive.  
Applicants/Property Owners: *Mark and Alexandra Warsop*.
  
3. **Case No. FP-15-2017** – Consider an application for a final plat for the Joe Property Addition, Lot 1 of Block 1, on property zoned “SF-E” (Single Family Residential Estate), located on the west side of Lakeview Drive, south of Mystic Shore Drive.  
Applicant and Owner: *Jose G. Lara [Joe Property and Construction Systems, LLC]*

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4. **Case No. FP-18-2017** – Consider an application for a final plat and a variance to Section 20-22(b), Chapter 20 – Subdivision Regulations for the Daniel Coria Addition, Lots 1 & 2, Block 1 on property zoned "SF-15" (Single-Family Residential 15,000-square-foot lots), located on the west side of Mt. Lebanon Road, north of Texas Plume Road.  
Applicant & Owner: Daniel Coria

## VI. Staff Reports

1. [Recent Submittals](#)
2. Upcoming Meeting Dates

## VII. Adjourn

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 2nd day of November, 2017.

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.

**"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

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